No.	Bearing	Distance
L1	N02°07'06"W	15.52'
L2	N02°07'06"W	13.00'

TAYLOR RIVER POND (BACKWATER)

FEMA 100 YR FLOOD ZONE AE EL 9

WATER EL 8± MAY 12, 2016 DATUM IS APPROX NGVD (SCALED FROM APPROVED PLANS)

REFERENCE LINE

WOODED BANK

TOP OF SLOPE

75' TOWN NO STRUCTURE BUFFER

100'

68'±

18"MAPLE

18"MAP

50' WATERFRONT BUFFER

COMMON SPACE

WOODED BANK

EXISTING GARAGE

RCL 29

N84°12'28"E 129.63'

LIMIT OF EXCAVATION

SEPTIC

28.2'

13.00'

36'

24'

PROPOSED GARAGE

33'

SILT FENCE

26.7'

EXIS IMPERVIOUS WITHIN 100' BUFFER 1380+160=1540 SF±

DOWNSPOUT TO 25' CRUSHED STONE TRENCH

EXISTING LAWN

PROP IMPERVIOUS 4145-93+160= 512 SF= 28%

EXISTING SINGLE FAMILY HOME

FFL EL 19.8±

PATIO

DECK / PORCH

PORCH EL 12.2±

EXISTING PAVED DRIVEWAY

RCL 30

16,082 SF±

R=1075.00'

L=40.00'

TAYLOR RIVER ESTATES ROAD (PRIVATE)

C1

L2

RCL 13

RCL 14

N02°07'06"W 70.00'

S02°07'06"E 67.00'

WATER SHUTOFF EL 14.71

SEWER LINE CONNECTS TO OFFSITE LEACH FIELD

PAD/ SHED

NATURAL WOODLAND BUFFER 150'

100' WETLAND BUFFER TOWN OF HAMPTON

EXIS IMPERVIOUS WITHIN 100' BUFFER 1649+160=1809 SF±

EXIS IMPERVIOUS 4262-242+160= 4180 SF = 26%

EXIS IMPERVIOUS WITHIN 75' BUFFER 150+160=310SF±

PROP= ±54 = 364 SF±

TEMP IMPACT IN 75' BUFFER = 240 SF±

PERMANENT IMPACT IN 75' BUFFER = 54 SF±

WOODED AREA

179.93'

S86°38'56"W

RCL 31

Command= 210-
Point#, Start#-End# or G#= 1-255

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-03-2025-----				18:45:03	----------	----------D:...\BMHOME16	
		15.00	setnlroo	1	5004.2899	4859.4684	
		14.79	setpk	2	5039.7130	5009.4521	TRA
		8.00	edgwater	3	5091.6702	4868.8264	SS
		7.87	edgwater	4	5071.5540	4873.4410	SS
		8.10	edgwater	5	5055.6359	4865.0643	SS
		7.93	edgwater	6	5047.1813	4850.4951	SS
		7.80	edgwater	7	5036.7178	4835.3563	SS
		7.94	edgwater	8	5017.4077	4832.8001	SS
		7.75	edgwater	9	5000.1538	4822.8815	SS
		8.20	edgwater	10	4982.5246	4820.5170	SS
		7.95	edgwater	11	4965.4580	4817.3740	SS
		9.72	outfall*	12	4949.1686	4816.9081	SS
		12.78	ts	13	4952.2479	4833.2795	SS
		12.87	ts	14	4968.8954	4833.1952	SS
		13.26	ts	15	4992.3077	4834.9719	SS
		13.42	ts	16	5017.4647	4845.6121	SS
		12.34	ts	17	5032.3460	4843.1633	SS
		13.09	ts	18	5037.8621	4860.5619	SS
		14.04	tstree	19	5057.5622	4884.5936	SS
		12.00	ts	20	5088.3700	4880.4562	SS
		14.34	os	21	5083.5907	4895.4692	SS
		16.67	corgar	22	5070.8479	4920.5532	SS
		16.64	corgar	23	5046.5681	4922.4549	SS
		16.82	corgar	24	5049.3536	4958.7609	SS
		15.57	@pcwll	25	5039.4601	4978.5743	SS
		15.66	@endwll	26	5033.7632	4936.4063	SS
		15.73	riser**	27	5029.1238	4941.2720	SS
		15.70	riser**	28	5029.8991	4948.8209	SS
		15.93	sbnd**	29	5059.0827	5046.5287	SS
		14.52	pole#10	30	5068.7075	5040.6686	SS
		14.95	piept5	31	5058.3010	5009.3327	SS
		15.75	endwll	32	5049.0473	4979.4097	SS
		15.50	ptwll	33	5042.4991	4980.1648	SS
		15.03	ep	34	5036.2878	4995.7319	SS
		15.37	ep	35	5030.3583	4971.5056	SS
		15.52	epcltrnc	36	5018.5315	4950.2582	SS
		15.60	ep	37	5013.8149	4940.9637	SS
		15.58	corep	38	5012.1025	4928.4877	SS
		15.33	stk**	39	5022.6146	4918.5101	SS

JOB #8 722demarco [255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
		02-03-2025		18:45:03		D:...\BMHOME16	
		14.71	ep2EP	40	5018.3154	5012.1154	SS
		14.86	EP	41	5023.3106	4999.2099	SS
		15.26	EP	42	5022.0096	4983.5900	SS
		15.58	EP	43	5014.9829	4970.2435	SS
		15.64	EP	44	5005.2064	4965.1345	SS
		15.67	EP	45	4992.3837	4968.5204	SS
		16.07	CONC***	46	4999.1304	4928.1048	SS
		15.90	EPCLTRN	47	4997.3626	4949.2917	SS
		15.60	CL<TRNCH	48	5002.6706	4951.8242	SS
		19.19	CORDK**	49	4991.9050	4950.5503	SS
		16.64	CORCHIM	50	4993.5436	4938.1278	SS
		16.03	PT***	51	4995.4284	4924.9112	SS
		15.72	CORHSE	52	4991.5906	4917.4950	SS
		15.63	CORDCK	53	4982.8859	4901.4353	SS
		15.38	ENDCONC*	54	4976.6332	4883.0881	SS
		16.40	STEP**	55	4970.7589	4897.0290	SS
		16.00	CORDECK	56	4962.6935	4901.4371	SS
		16.50	CORHSE	57	4949.2337	4917.7165	SS
		14.05	CORSHED	58	4951.6927	4869.6312	SS
		14.27	CORPAD	59	4960.3093	4851.5372	SS
		14.71	S/O**	60	4977.0827	4860.8042	SS
		15.25	@FIRE	61	5007.1580	4884.7462	SS
		14.45	EP	62	4820.7773	5019.7902	SS
		12.65	POLE#12	63	4778.5807	5054.9915	SS
		15.35	PLNTR	64	5039.4030	4915.8836	SS
		15.21	18"MAP	65	5027.0582	4892.2467	SS
		14.55	fndipin	66	5027.0777	4868.6780	SS
		13.87	ipinbnt	67	4722.0038	5060.5368	SS
		13.84	ipin****	68	4706.5301	5060.8893	SS
		14.43	corep	69	4964.5506	5014.3214	SS
		14.55	ep	70	4968.1211	5004.5432	SS
		15.24	ep	71	4968.6268	4987.3599	SS
		15.66	epconc	72	4970.7849	4974.7739	SS
			corhse	73	4949.3553	4945.9502	SS
		16.44	cordck*	74	4949.2094	4950.7026	SS
		16.65	clstp8*	75	4973.8291	4953.3716	SS
		16.01	epconc	76	4978.9027	4961.2779	SS
		19.85	thrshld	77	4975.4031	4945.5642	SS
		16.93	corhse	78	4991.7471	4945.8018	SS
		15.55	ep	79	4985.1375	4974.0174	SS
		14.97	ep	80	4980.5247	4993.6169	SS
		14.50	epep	81	4987.3314	5013.5283	SS
				100	5000.0000	5000.0000	
				101	4933.0458	5002.4766	TRA
				102	4922.5281	4822.8542	TRA
				103	5026.8535	4868.8129	TRA
				104	5039.9359	4997.7810	TRA
				105	4960.2643	3925.7346	TRA
				106	5001.8482	5049.9658	TRA
				107	4489.1588	5068.9296	TRA
				108	5058.9805	5046.3952	PT
				109	4988.8571	5050.4464	TRA
				110	5007.7296	5301.7688	TRA
				111	4928.0916	5301.2066	TRA
				112	4918.9049	5053.0338	TRA
				113	4848.9527	5055.6212	TRA
				114	4779.0006	5058.2087	TRA
				115	4722.0395	5060.3156	TRA

JOB #8 722demarco [255]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-03-2025-----18:45:03----------D:...\BMHOME16							
				116	4706.5301	5060.8893	TRA

Point#, Start#-End# or G#= 4-

Taylor River Estates Condo Assoc.

Box 44 Hampton , NH 03842

TO: Building Inspector
FROM: Taylor River Estates Inc.
RE: Units 8 & 27

To whom it may concern,

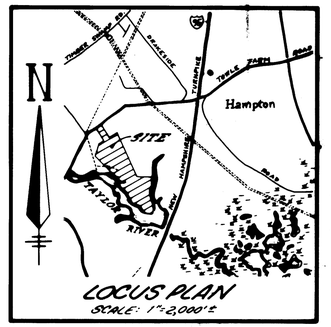
As a condominium community we have several shared driveways. This is addressed in our condominium declaration and is not a problem. Driveways are considered part of the common areas.

A common misconception is to look at the development as a subdivision. We are not. What most call lots we call restricted common land. This is reflected on every tax bill which has the letters "RCL" before the unit number. The lines on the plans actually depict the "unit". Thus with no "lot lines" and being a condominium we have traditionally gone by the setbacks approved by the planning board which were 4' to the side and rear and 20' between units.

Paul Sicard - *President*

N

MAG. OBS. 1981



LOCUS PLAN
SCALE: 1"=2,000'±

#30-9
ROBERT R. JR. & SUSAN P. THOMPSON
2217/124 2/15/79

#30-46
DAVID M. & LINDA PRAY
2368/474 7/25/80

#30-47
PAUL M. LAMSON
2324/834 10/20/78

#30-48
PAUL M. LAMSON
2324/834 10/20/78

#30-8
LEIGH V. & DEBORAH S. SMITH
2195/1798 11/17/78

#30-31
CHARLES F. & ANN L. BRADLEY
1936/14 9/26/68

#30-41
ROBERT E. & VIOLETTE J. DRAKE
2052/189 11/4/71

#30-13
BOROUGH REALTY CORP.
2171/1 9/11/72

#30-44

#30-17
THOMAS A. WALKER
2298/237 10/29/77

#30-5
HAROLD S. & ARCHIE C. INMAN
591/146 4/11/55

TOWLE FARM ROAD

20' RIGHTWAY

DETAIL
NO SCALE

TAYLOR RIVER

NOTES:

1. OWNERS OF RECORD: LEON L. SICARD AND ARNOLD B. PALMER, DOING BUSINESS AS HAMPTON PROPERTIES DEED REF: R.C.R.D. 2364/8 DATED 1/25/80.
2. PARCEL IS SHOWN AS LOT 44 ON SHEET 30 OF THE HAMPTON TAX ASSESSORS MAPS. THE PARCEL CONTAINS 20.93 AC. ±
3. ZONING FOR PARCEL IS G - GENERAL
4. #30-44 INDICATES TAX MAP AND LOT NUMBER.

REFERENCE PLANS:

1. "SUBDIVISION PLAN OF LAND, HAMPTON, NEW HAMPSHIRE FOR PAUL M. LAMSON" SCALES: AS SHOWN - DATED NOV. 1978 - REVISED AUG. 1, 1979 - PREPARED BY JOHN W. DURGIN ASSOC., INC. AND RECORDED IN R.C.R.D. AS PLAN NO. D-8926.
2. "PLAN OF LAND OF PHILIP W. WALKER IN HAMPTON, NEW HAMPSHIRE" - SCALE: 1"=100' DATED MAY 26, 1971 - PREPARED BY DESROBERTS ENGINEERING CORP. AND RECORDED IN R.C.R.D. AS PLAN NO. D-8006.
3. "PLAN OF LAND, HAMPTON, NH, PHILIP W. WALKER" - SCALE: 1"=100' - DATED APRIL 1970 PREPARED BY PARKER SURVEY ASSOC. INC. AND RECORDED IN R.C.R.D. AS PLAN NO. C-2126.
4. "SKETCH OF LAND WITH BUILDINGS IN HAMPTON, NH, NELLIE M. WALKER" - SCALE: 1"=660' DATED JUNE 1965 - PREPARED BY CHESTER A. LEACH - RECORDED R.C.R.D. 1779/388.
5. "LAND AT HICKORY LANE, HAMPTON-NORTH HAMPTON, OWNER - PHILIP & BARBARA WALKER" GRAPHIC SCALE - LOTS 1-17 INCLUSIVE - BY JULIUS KRITTER, ENG., JUNE 1954, REMAINDER BY CHESTER A. LEACH, C.E. - DATED 1967 - RECORDED R.C.R.D. PLAN NO. 1301.
6. "LAND IN HAMPTON, NORTH HAMPTON, PHILIP & BARBARA WALKER AND NELLIE WALKER" SCALE: 1"=80' - DATED OCTOBER 1964 - PREPARED BY CHESTER A. LEACH, C.E. AND RECORDED IN R.C.R.D. AS PLAN NO. 925.
7. "PLAN OF LAND OF FRANKLIN STILL IN HAMPTON, NH" - SCALE: 1"=50' - DATED MAY 22, 1974 - PREPARED BY R.B. MOORES & ASSOCIATES AND RECORDED IN R.C.R.D. AS PLAN NO. B-9533.
8. "LAND IN HAMPTON, NORTH HAMPTON FOR PHILIP W. & BARBARA F. WALKER" SCALE: 1"=40' - DATED SEPTEMBER 1968 - PREPARED BY CHESTER A. LEACH, C.E. NOT RECORDED BUT REFERENCED IN DEED BOOK 1936 PAGE 14.
9. PLAN OF TWO LOTS ON TOWLE FARM ROAD OF PHILIP WALKER, SCALE: 1"=80' - DATED APRIL 1965 - PREPARED BY CHESTER A. LEACH, C.E. - NOT RECORDED, MATCHES DESCRIPTIONS OF LOTS IN DEED BK. 1773 PG. 215 AND BK. 1960 PG. 493.

100 0 100 200 400
(FEET)

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND BETWEEN 3/29/81 AND 10/31/81 AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY."

STATE OF NEW HAMPSHIRE — NO. 536 — DAVID E. VARGA — LAND SURVEYOR
David E. Varga
1-14-82

PLAN OF LAND
PREPARED FOR

HAMPTON PROPERTIES
HAMPTON, N.H.

DECEMBER 15, 1981 SCALE: 1"=100'

THOMAS F. MORAN INC.
surveyors
civil engineers
land planners
56 South River Road (Rt. 3) Bedford, N.H. 03102
13 Nashua Street Milford, N.H. 03055
P.O. Box 272-146, Rte. 236 Kittery, Maine 03904

DATE	DESCRIPTION	BY	CK

JOB	SIZE	TYPE	FIELD BOOKS & PAGES
M2083	D	F	18 789 M-14

NOTES:

1. OWNER OF RECORD AND DEVELOPER IS LEON L SICARD, 300 LAFAYETTE ROAD, HAMPTON, N.H. DEED REFERENCE FOR THE PARCEL IS VOL 2424 PG 1606 DATED SEPTEMBER 21, 1982.
2. THE PARCEL BEING SUBDIVIDED IS SHOWN AS LOT 44 ON SHEET 49 OF THE HAMPTON TAX ASSESSORS MAPS. THE LOT CONTAINS 28.42 ACRES.
3. ZONING FOR THE PARCEL IS G-GENERAL. PROPOSED USE IS MOBILE HOME UNITS.
4. THE PROPOSED LOTS WILL BE SERVICED BY A COMMUNITY WATER SUPPLY SYSTEM. SEWAGE DISPOSAL WILL BE 3 SEPARATE SUB-SURFACE SANITARY DISPOSAL SYSTEMS.
5. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ON-SITE SURVEY DONE BY THIS OFFICE IN MARCH AND APRIL 1981. VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. REFERENCED BENCH MARK IS N.H.D.P.W.&H. DISC #197-0200, ELEV. 78.05, LOCATED ON THE SOUTHEASTERLY BRIDGE ABUTMENT AT TOWLE FARM ROAD AND INTERSTATE 95.
6. MINIMUM BUILDING SETBACKS ARE 4' AT THE SIDE AND REAR OF THE LOTS. THERE WILL BE A 20' BUFFER AROUND THE PERIMETER OF THE PROPERTY. THERE WILL BE A MINIMUM OF 20' BETWEEN MOBILE HOMES.

PLAN REFERENCE:

SUBDIVISION PLAN OF LAND - HAMPTON, N.H. - FOR PAUL M. LAMSON - SCALES: AS SHOWN - DATED NOVEMBER 1978 (REV. 8-1-79) - BY JOHN M. DURGIN ASSOCIATES

N

LEGEND

- -W- WATER LINES
- -S- SEWER LINES
- -FM- FORCE MAIN LINES
- (S) SEWER MANHOLE
- [ST] SEPTIC TANK
- DISTRIBUTION BOX
- LIGHT
- CHIMNEY
- [R.C.L. 1] RESTRICTED COMMON LAND

430-13
BOROUGH REALTY CORP
C/O JUDITH HAUFLER
168 EDWARD FOREST RD SCITUATE, MA
2171/001 9-19-72

RECREATION BUILDING

RCL 11 11,193 SQ FT
RCL 12 10,322 SQ FT
RCL 13 17,010 SQ FT
RCL 14 18,782 SQ FT
RCL 15 17,102 SQ FT
RCL 16 17,080 SQ FT
RCL 17 20,387 SQ FT
RCL 18 12,511 SQ FT
RCL 19 15,471 SQ FT
RCL 20 12,038 SQ FT
RCL 21 20,522 SQ FT
RCL 22 16,938 SQ FT
RCL 23 11,860 SQ FT
RCL 24 18,920 SQ FT
RCL 25 22,847 SQ FT
RCL 26 40,250 SQ FT
RCL 27 31,762 SQ FT
RCL 28 25,085 SQ FT
RCL 29 9,795 SQ FT
RCL 30 13,968 SQ FT
RCL 31 17,432 SQ FT

OPEN SPACE
TAYLOR RIVER
TAYLOR
GRASSED ISLAND
CENTERLINE
50 ROW
GRAVEL
SYSTEM
DUMPSTER SCREEN
PUMP CHAMBER
CLEANOUTS
CONCRETE CASING FOR FORCE MAINS (SEE DETAIL SHEET 6)
INV. IN = 9.90
INV. OUT = 9.70
(RIVER BACKWATER)

430-17
THOMAS A. WALKER
1 HICKORY LANE HAMPTON, N.H.
2298/237 10-29-77

430-35 430-36 430-37 430-38
430-21 430-48 430-33 430-34
JACK R. & JUDITH M. UREN
59 HIGHLAND ROAD BROOKLINE, MA
2342/727 7-3-79

GRAPHIC SCALE
50 0 50 100 150 FEET

NOTES CONTINUED:

7. FOR MORE INFORMATION ON SEWER MANHOLES AND PUMP CHAMBERS SEE PLAN AND PROFILE SHEET 6 OF 12, ALSO SEE PUMP DETAILS ON SHEET 9 OF 12.
8. EROSION CONTROL NOTES - SEE SHEET 6 OF 12.
9. ALL DRIVEWAY CULVERTS ARE TO BE 12" SP. AL.
10. THERE IS TO BE NO WATER OR SEWER SERVICE TO THE RECREATION BUILDING.
11. SEE DETAIL ON SHEET 9 FOR SEWER CONNECTION JOINTS UNDER MOBILE HOMES 14, 15, 16, AND 19.

DATE	DESCRIPTION	BY	CK.
12/23/82	CHG. LEACHFIELDS, CONTOURS, CASINGS ECT.	DBT	T.F.
11/16/82	CHG. DRIVES, GRADES	DB	J.E.
10/26/82	LAND SURC. BLD & ISLAND; CHG SHEET NO.	DB	T.F.
4/16/82	ADD CHIMNEY, CHG CASINGS	DB	T.F.
3/10/82	CHG. WELLS & LOTS 1,2,40,41	DB	J.E.

M2083 | DWG. D | TYPE P | 783 FIELD BOOKS & PAGES

SITE PLAN
LOTS 11-31

TAYLOR RIVER MOBILE HOME PARK

AN ADULT COMMUNITY

HAMPTON, N.H.

DECEMBER 4, 1981 SCALE: 1"=50'

THOMAS F. MORAN INC.
surveyors civil engineers land planners
55 So. th River Road (Rt 3) Bedford, NH 03102
13 Nashua Street Milford, N H 03055
PO Box 272 US Rte 236 Kittery, Maine 03904

DATE	DESCRIPTION	BY	CK
12/23/82	ADD P.B. ELEV. ADD NOTE & GRADING WATER	D.B.	J.E.
11/15/82	ADD ENTRANCE SHEET NO. W.E.C.S.	D.B.	T.F.
9/10/82	ADD CHAMBERS, CHG CASTINGS	D.B.	J.E.
8/10/82	CHG WELLS + LOTS 28,40 & 41	D.B.	J.E.

M 20283 | D | P | 785 | FIELD BOOKS & PAGES

DATE	DESCRIPTION	BY	CK
8/11/82	CHANGE SPECIAL NOTE AND NOTE 13	S.T.	J.E.
5/7/82	ADD NOTES	D.B.	J.E.

NOTES:

1. OWNER OF RECORD AND DEVELOPER IS LEON L. SICARD, 300 LAFAYETTE ROAD, HAMPTON, N.H. DEED REFERENCES FOR THE PARCEL IS VOL. 2424 PG. 1606 DATED 9/21/82 AND VOL 2414 PG 339 DATED 6/29/82.
2. THE PARCEL BEING SUBDIVIDED IS SHOWN AS LOT 44 ON SHEET 430 OF THE HAMPTON TAX ASSESSORS MAPS. THE LOT CONTAINS 29.4± ACRES.
3. ZONING FOR THE PARCEL IS G-GENERAL. PROPOSED USE IS MOBLE HOME UNITS.
4. THE PROPOSED LOTS WILL BE SERVICED BY A COMMUNITY WATER SUPPLY SYSTEM. SEWAGE DISPOSAL WILL BE 3 SEPARATE SUB-SURFACE SANITARY DISPOSAL SYSTEMS.
5. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ON-SITE SURVEY DONE BY THIS OFFICE IN MARCH AND APRIL 1981. VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. REFERENCED BENCH MARK IS N.H.D.P.W. & H. DISC # 197-0200, ELEV. 18.05, LOCATED ON THE SOUTHEASTERLY BRIDGE ABUTMENT AT TOWLE FARM ROAD AND INTERSTATE 95.
6. MINIMUM BUILDING SETBACKS ARE 4' AT THE SIDE AND REAR OF THE LOTS. THERE WILL BE A 20' BUFFER AROUND THE PERIMETER OF THE PROPERTY. THERE WILL BE A MINIMUM OF 20' BETWEEN MOBILE HOMES.
7. FOR MORE INFORMATION ON SEWER MANHOLES AND PUMP CHAMBER SEE PLAN AND PROFILE SHEETS, ALSO SEE PUMP DETAILS ON SHEET 9 OF 12.
8. LOTS 1-10 AND 32-41 WILL HAVE 12" S.P. AL. DRIVEWAY CULVERTS WITH 12" MINIMUM COVER AND SLOPE ACCORDING TO ROAD PROFILE.
9. EROSION CONTROL NOTES - SEE SHEET 6 OF 12.
10. ALL DRIVEWAY CULVERTS ARE TO BE 12" SP. AL.
11. SEE DETAIL ON SHEET 9 FOR SEWER CONNECTION JOINTS UNDER MOBILE HOME 3.
12. N.H.W.S.P.C.C. CONSTRUCTION APPROVAL NUMBER FOR SANITARY DISPOSAL SYSTEM FOR MOBILE HOMES 43 AND 44 IS 100354 DATED 10-25-82.
13. THE UNITS AND LAND SHOWN ON THIS PLAN ARE TO BE PART OF A CONDOMINIUM FORM OF OWNERSHIP.

PLAN REFERENCE:

SUBDIVISION PLAN OF LAND - HAMPTON, N.H. FOR PAUL M. LAMSON - SCALES AS SHOWN - DATED NOVEMBER 1978 (REV 8-1-79) - BY JOHN M. DURBIN ASSOCIATES

LEGEND

- -W- WATER LINE
- -S- SEWER LINE
- -FM- FORCE MAIN LINE
- SEWER MANHOLE
- DISTRIBUTION BOX
- LIGHT
- SEPTIC TANK
- CHIMNEY

GRAPHIC SCALE
50 0 50 100 150 FEET

SITE PLAN
LOTS 1-10, 32-41

TAYLOR RIVER MOBILE HOME PARK
AN ADULT COMMUNITY

HAMPTON, N.H.

DECEMBER 4, 1981 SCALE: 1"=50'

THOMAS F. MORAN INC.
surveyors
civil engineers
land planners
55 South River Road (Rt 3) Bedford, N.H. 03102
13 Nashua Street Milford N.H. 03086
P.O. Box 115, Rte 236 Kittery, Me. 03904

NOTES:

1. OWNER OF RECORD AND DEVELOPER IS LEON L. SICARD, 300 LAFAYETTE ROAD, HAMPTON, N.H. DEED REFERENCES FOR THE PARCEL IS VOL. 2424 PG. 1606 DATED 9/21/82 AND VOL 2414 PG 533 DATED 6/9/82.
2. THE PARCEL BEING SUBDIVIDED IS SHOWN AS LOT 44 ON SHEET 430 OF THE HAMPTON TAX ASSESSORS MAPS. THE LOT CONTAINS 28.4± ACRES.
3. ZONING FOR THE PARCEL IS G-GENERAL PROPOSED USE IS MOBLE HOME UNITS.
4. THE PROPOSED LOTS WILL BE SERVICED BY A COMMUNITY WATER SUPPLY SYSTEM. SEWAGE DISPOSAL WILL BE 3 SEPARATE SUB-SURFACE SANITARY DISPOSAL SYSTEMS.
5. TOPOGRAPHIC INFORMATION SHOWN IS THE RESULT OF AN ON-SITE SURVEY DONE BY THIS OFFICE IN MARCH AND APRIL 1981. VERTICAL DATUM IS BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. REFERENCED BENCH MARK IS N.H.D.P.W. & H. DISC # MT-0200, ELEV 18.03, LOCATED ON THE SOUTHEASTERLY BRIDGE ABUTMENT AT TOWLE FARM ROAD AND INTERSTATE 95.
6. MINIMUM BUILDING SETBACKS ARE 4' AT THE SIDE AND REAR OF THE LOTS. THERE WILL BE A 20' BUFFER AROUND THE PERIMETER OF THE PROPERTY. THERE WILL BE A MINIMUM OF 20' BETWEEN MOBILE HOMES.
7. FOR MORE INFORMATION ON SEWER MANHOLES AND PUMP CHAMBER SEE PLAN AND PROFILE SHEETS, ALSO SEE PUMP DETAILS ON SHEET 9 OF 12.
8. LOTS 1-10 AND 32-41 WILL HAVE 12" SP. AL. DRIVEWAY CULVERTS WITH 1½' MINIMUM COVER AND SLOPE ACCORDING TO ROAD PROFILE.
9. EROSION CONTROL NOTES - SEE SHEET 6 OF 12.
10. ALL DRIVEWAY CULVERTS ARE TO BE 12" SP. AL.
11. SEE DETAIL ON SHEET 9 FOR SEWER CONNECTION JOINTS UNDER MOBILE HOME 3.
12. N.H.W.S.P.C.C. CONSTRUCTION APPROVAL NUMBER FOR SANITARY DISPOSAL SYSTEM FOR MOBILE HOMES 43 AND 44 IS 100354 DATED 10-25-82.

PLAN REFERENCE:

SUBDIVISION PLAN OF LAND - HAMPTON, N.H. FOR PAUL M. LAMSON - SCALES: AS SHOWN - DATED NOVEMBER 1978 (REV. 8-1-79) - BY JOHN M. DURBIN ASSOCIATES.

LEGEND

- -W- WATER LINE
- -S- SEWER LINE
- -FM- FORCE MAIN LINE
- (S) SEWER MANHOLE
- DISTRIBUTION BOX
- LIGHT
- SEPTIC TANK
- CHIMNEY

DATE	DESCRIPTION	BY	CK.
10/22/82	CHG. P.P. ELEV. ADD NOTE & CASING @ WATER	BBT	T.F.
9/15/82	REV. DRIVES, GRADES	D.A.	J.E.
10/28/82	CHG. ENTRANCE, SHEET NO., NUMBERS	D.A.	T.F.
4/16/82	ADD CHIMNEYS, CHG. CASTINGS	D.A.	T.F.
3/10/82	CHG. WELLS + LOTS, P.P. ELEV.	D.A.	J.E.

M 2083 | D | P. 783

FIELD BOOKS & PAGES

GRAPHIC SCALE: 50 0 50 100 150 FEET

SITE PLAN

LOTS 1-10, 32-41

TAYLOR RIVER MOBILE HOME PARK

AN ADULT COMMUNITY

HAMPTON, N.H.

DECEMBER 4, 1981 SCALE: 1"=50'

THOMAS F. MORAN INC.
surveyors civil engineers land planners
55 South River Road (Rt 3) Bedford, N.H. 03102
13 Nashua Street Milford, N.H. 03055
PO Box 345 Rte 236 Kittery, Maine 03904

Revised 4/28/83

Map by NH GRANIT

Legend

- Parcels - polygons
- LiDAR Derived 2-foot contou
- Dam Inventory
- Flood Hazard - Lines
  - SFHA/Flood Zone Boundary
  - Limit Lines
  - Zone Break
- Flood Hazard - Areas
  - 1 pct. Annual Chance Flood Hazarc
  - Floodway
  - 0.2 pct. Annual Chance Flood Haza
  - Area of Undetermined Flood Hazar
  - Area Protected by Levee
- Geodetic Control Points

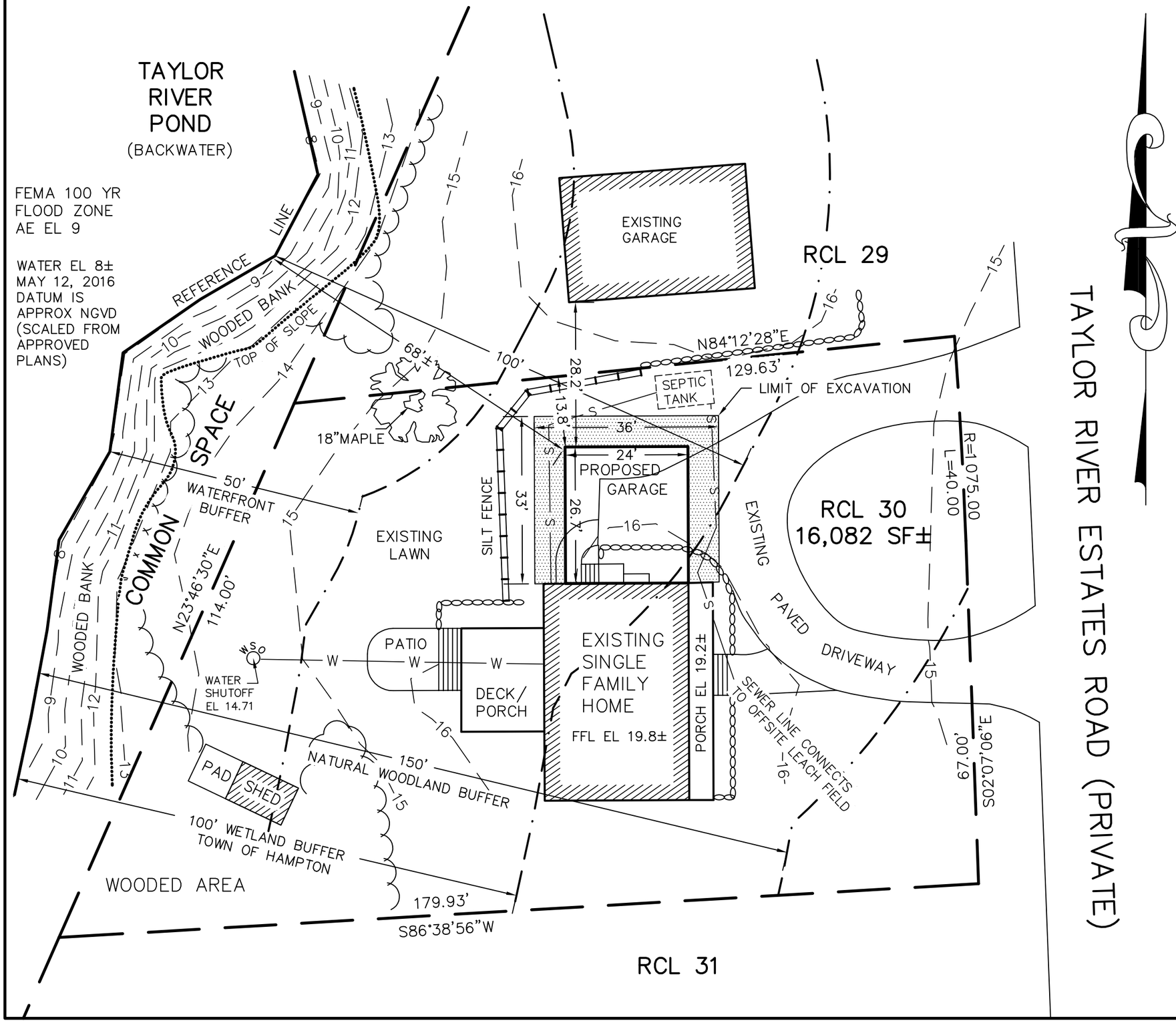
Map Scale

1: 426

© NH GRANIT, www.granit.unh.edu

Map Generated: 5/16/2016

Notes



OWNER OF RECORD:

DONNA M. DEMARCO
30 TAYLOR RIVER ESTATES
HAMPTON, NH 03842
DEED REF: RCRD 3314–2173
TAX MAP 184 RCL 30
ZONING CLASS: G (GENERAL)
RESTRICTED COMMON AREA: 16082 SF±
REFERENCE RCRD PLANS D17786, D21018
CONDOMINIUM DECLARATION RCRD 2566–1207

NOTES:

NOTE 1. SUBJECT PROPERTY (RCL 30) LIES ENTIRELY WITHIN THE 250' PROTECTED SHORELAND BUFFER. RCL 30 AREA DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

NOTE 2. SITE GRADING TO REMAIN THE SAME. DISTURBED AREAS TO BE LOAMED, SEEDED, AND STABILIZED PRIOR TO REMOVAL OF SILT FENCE.

NOTE 3. APPLICATION IS FOR CONSTRUCTION OF OF 24' X 26'8" GARAGE, SLAB ELEV 16.5± TEMPORARY IMPACT = 1188 SF (LIMIT OF EXCAVATION). EQUIPMENT CAN WORK FROM EXISTING PAVED DRIVEWAY
PERMANENT IMPACT = 700 SF±
640 SF GARAGE + 60 SF± ADDED PAVEMENT AT GARAGE ENTRY

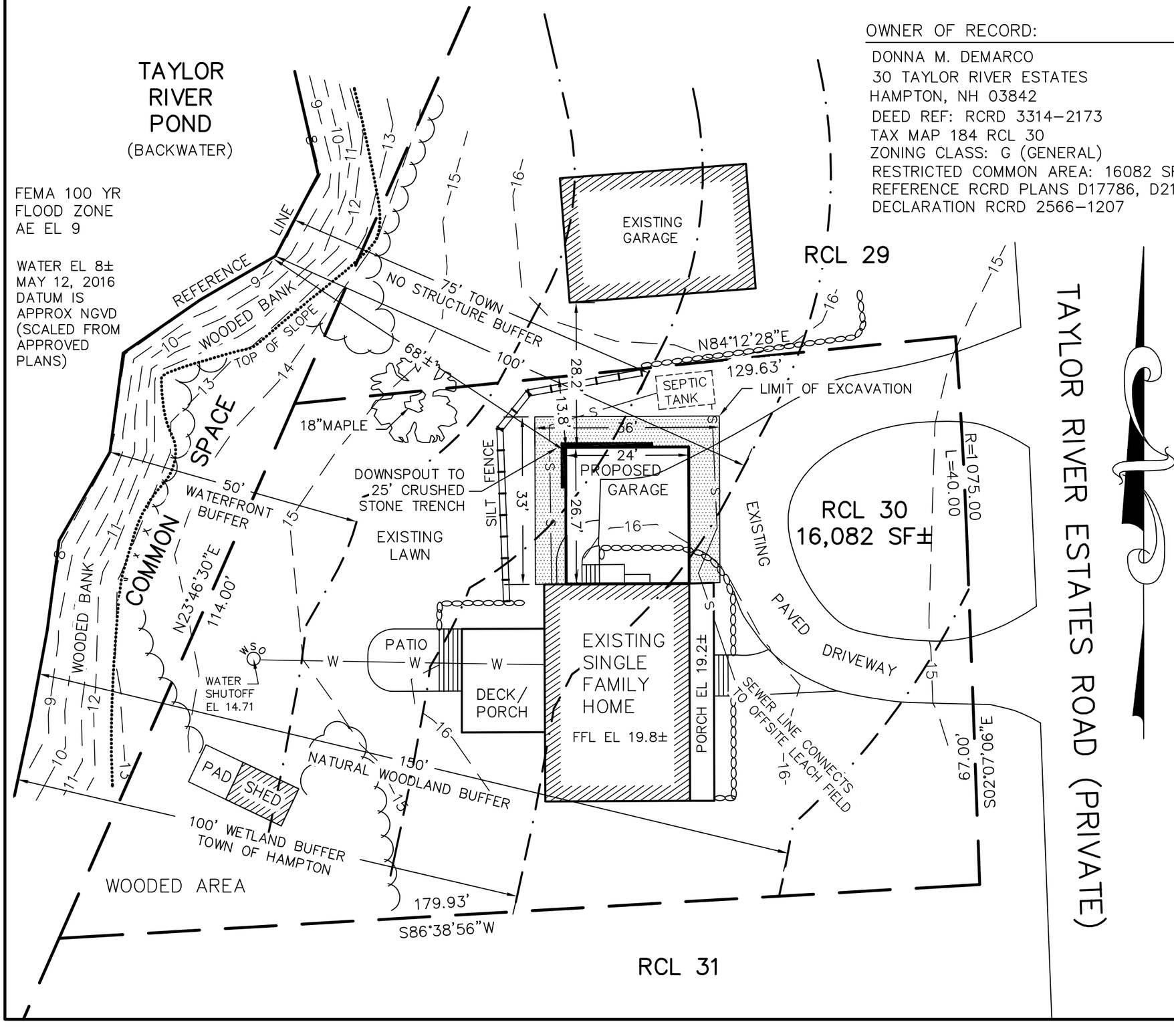
NOTE 4. TOTAL EXISTING IMPERVIOUS SURFACE: 4180 SF±/16082 (RCL AREA) = 26%
POST–CONSTRUCTION IMPERVIOUS SURFACE: 4554 SF±/16082(RCL AREA)= 28%

NOTE 5. IMPERVIOUS SURFACE WITHIN TOWN OF HAMPTON 100' WETLAND BUFFER: EXISTING=1649 SF±, PROPOSED=1809 SF± EQUIPMENT ACCESS AND STORAGE AREAS ARE OUTSIDE OF BUFFER.

PLAN OF PROPOSED GARAGE 30 TAYLOR RIVER ESTATES HAMPTON, NH

SCALE: 1"=20' MAY 19, 2016
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH
603 929–7404

20 0 10 20 40
1 INCH = 20 FEET



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DONNA M. DEMARCO
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DEED REF: RCRD 3314–2173
TAX MAP 184 RCL 30
ZONING CLASS: G (GENERAL)
RESTRICTED COMMON AREA: 16082 SF±
REFERENCE RCRD PLANS D17786, D21018
DECLARATION RCRD 2566–1207

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PERMANENT IMPACT = 700 SF±
640 SF GARAGE + 60 SF± ADDED PAVEMENT AT GARAGE ENTRY

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POST–CONSTRUCTION IMPERVIOUS SURFACE: 4554 SF±/16082(RCL AREA)= 28%

NOTE 5. IMPERVIOUS SURFACE WITHIN TOWN OF HAMPTON 100' WETLAND BUFFER:
EXISTING=1649 SF±, PROPOSED=1809 SF±
EQUIPMENT ACCESS AND STORAGE AREAS ARE OUTSIDE OF BUFFER.

NOTE 6. IMPERVIOUS SURFACE WITHIN TOWN OF HAMPTON 75' NO STRUCTURE BUFFER:
EXISTING=310 SF±, PROPOSED=364 SF±
(TEMPORARY IMPACT = 240 SF±
PERMANENT IMPACT = 54 SF±)

NOTE 7. 25' TRENCH TO BE 12" X 18" WITH UNIFORM, WASHED 1" CRUSHED STONE AND 4" PERFORATED PVC CONNECTED TO DOWNSPOUT.

PLAN OF PROPOSED GARAGE 30 TAYLOR RIVER ESTATES HAMPTON, NH

SCALE: 1"=20' MAY 19, 2016 REVISED 05–26–16

STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH
603 929–7404

20 0 10 20 40
1 INCH = 20 FEET

Hampton, NH

1 Inch = 100 Feet
May 19, 2015

N
W E
S

CAI Technologies

www.cai-tech.com

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DECLARATION OF CONDOMINIUM

TAYLOR RIVER ESTATES

TOWLE FARM ROAD
HAMPTON, NEW HAMPSHIRE

WHEREAS, TAYLOR RIVER ESTATES, INC., with an address of P.O. Box 4923, Hampton, New Hampshire is the owner of certain real estate located on Towle Farm Road, Hampton, New Hampshire, and desires to establish a thirty-five (35) unit condominium to be called Taylor River Estates,

NOW THEREFORE, the following is hereby declared:

1. This Declaration shall become effective upon the recording of the Declaration in the Rockingham County Registry of Deeds.

2. As of the effective date of this Declaration, Taylor River Estates, Inc., hereinafter referred to as the "Declarant" or "Developer", shall be the sole owner of the lands and improvements submitted hereunder.

3. The Declarant hereby submits the within described lands and improvements described herein, to the condominium form of ownership and use, in the manner described in R.S.A. Chapter 356-B.

I. Definitions.

A. Association means the Association of the Unit Owners of the Taylor River Estates Condominium.

B. Common Area means the area, facilities and all portions of the Condominium, other than the Units and the Limited Common Areas.

C. Limited Common Areas mean those areas reserved for the exclusive use of one or more of the units, but less than all of the units.

D. Common Expenses include the expenses of administration of and expenses for the maintenance or repair of the Common Areas and facilities.

4785

Oct 4 3 52 PM '85
Rockingham County
Registry of Deeds

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II. Development Plan.

Taylor River Estates is classified and permitted under the Town of Hampton Zoning Ordinance as a "Mobile Home Development". The Developer has obtained approval by the Hampton Planning Board for thirty-five (35) mobile home sites. The Developer shall install a central sewage system, water system, drainage system and private roadway. The mobile home sites are all shown on a site plan which has been recorded at the Rockingham County Registry of Deeds as Plan #D-11786 (hereinafter referred to as the site plan).

Each purchaser shall receive a deed to an undivided one thirty-fifth (1/35th) interest in the common areas and facilities. In addition, the said deed shall also convey the mobile home structure as provided under RSA Chapter 477. The above conveyances shall not be deemed to create subdivided lots under the Town of Hampton Zoning Ordinance or Subdivision Regulations.

For the purposes of this Declaration, the term "unit" shall include the mobile home site; the mobile home unit, and any other improvements to the real estate constructed upon or within each mobile home site which service or pertains to that unit, and which are not part of the common areas and facilities ad described in Section V hereunder.

As of the date of this Declaration, certain of the mobile home sites have not received approvals. Those areas have been designated on the site plan as convertible land which is further described in this Declaration.

III. Description of the Land on which the Buildings and Improvements are located.

Beginning at a point on the Southerly side of Towle Farm Road at land now or formerly of Pray; thence Southerly and Easterly by land of Pray to an iron pipe; thence S. 10° 13' 29" E. for a distance of 1108.78 feet to a point; thence traversing the shoreline of Taylor River to a point; thence N. 85° 36' 46" N. for a distance of 89.45 feet to a point; thence N. 04° 17' 12" E.

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for a distance of 141.63 feet to a point; thence N. 38° 52' 27" W. for a distance of 809.43 feet to a point; thence N. 26° 42' 48" E. for a distance of 210.60 feet to a point; thence N. 67° 02' 48" E. for a distance of 225.08 feet to a point; thence N. 23° 19' 37" W. for a distance of 297.09 feet to a point; thence along the said Southerly side of Towle Farm Road to the point of beginning.

Being the same premises described in a deed dated September 21, 1982 and recorded in the Rockingham County Registry of Deeds at Book 2424, Page 1606 and a deed dated June 9, 1982 and recorded in the Rockingham County Registry of Deeds at Book 2414, Page 533.

The above premises are shown on the site plan referred to in Article II above.

Excepting and reserving mobile home sites 1, 2, 3, 4, 38, 39, 40, and 41 which are herein described as "convertible land".

IV. Division of the Property and Description of the Units and the Unit Owners Responsibilities.

The property, together with all improvements now existing or hereinafter to be constructed, is hereby divided into thirty-five (35) free hold estates, subject to a maximum of forty-three (43) free hold estates as described in Article VII herein.

The perimeter of each unit (sometimes hereinafter referred to as mobile home unit) is described and shown on the site plan referred to above. (Note: The site plan refers to the mobile home units as "RCL". That reference is to be construed as the same as the term "unit" or "mobile home unit" as used hereunder.) Every unit abuts on a road providing access to the unit. The courses and descriptions describing the boundaries of each unit depicted on the Condominium site plan are hereby incorporated into this Declaration by reference, to the same effect as if they were set forth of length herein. Each unit will be deemed to include all of the ground within its perimeter boundaries as shown on the Condominium site plan together with all mobile home structures, any addition or appurtenances added to the mobile home structure, the driveway located within the said unit and any garage or detached building. All other improvements

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which by their nature serve more than one unit or serve any portion of the common area, shall be deemed part of the common area.

All equal undivided interest in the common areas and facilities is hereby allocated to each unit. The undivided common interest appurtenant to each unit shall have a permanent character and shall not be altered except by an appropriate amendment to this Declaration or as provided under the Convertible Land provisions of this Declaration. The said undivided common interests shall be deemed to have been conveyed with the said unit. The common areas will remain undivided and no right shall exist to partition or divide any part thereof except as may be provided under the New Hampshire Condominium Law.

V. Common Areas.

In addition to those common areas and facilities which may be located in any unit (such as pipes, wires, equipment or apparatus which are part of the common utilities), all other portions of the Condominium are not included within any unit shall be deemed to be common areas, including the areas outside of the individual "mobile home unit sites, as shown on the site plan. Those common areas shall include all driveways. The Declarant reserves the right to construct such driveways. The common areas shall also include the common water supply system including all pipes, pumps, apparatus, leaching fields and equipment associated therewith, and any other facilities common to the Condominium as a whole. Provided however, that the septic system servicing Unit #44 shall be deemed part of the common area facilities for the purposes of maintenance and repair of that septic system. The Declarant may, but shall not be obligated to, construct the recreational building, the garbage collection and the mail facilities all as shown on the site plan.

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VI. Description of the undivided interest in the Common Areas and Facilities, Description of the Units, and Description of the Unit Owners' responsibilities.

Prior to any conveyance of any unit, the Declarant shall complete the Common Area improvements necessary to service the said units.

The Declarant shall record a certificate signed by a Registered Land Surveyor in accordance with RSA Chapter 356-B:20, which shall include a statement that the thirty-five (35) mobile home site units, as shown on the said Plan have been located and marked on the ground and that those markings coincide with the site plan description of the location of the said mobile home sites and a statement that the Common Area facilities have been completed.

In addition, at the time of the first sale of any condominium unit, the Declarant shall record a floor plan depicting the layout of the mobile home unit and a statement of a Registered Engineer in accordance with RSA Chapter 356-B:20.

In the event that any unit owner shall desire to add any structure or appurtenances after the date that he shall acquire his unit, together with the mobile home and any improvements existing as of that date, he shall first obtain the consent of the Board of Directors of the Association or the Declarant, if the said Association shall not have been formed.

Each unit owner shall be responsible for the maintenance, repair and replacement of his mobile home site unit and all other improvements within his said mobile home site unit, except those which are part of the common area. The unit owners shall also be responsible for the common charges of the Condominium.

Pursuant to the By-Laws of the Association, the Board of Directors shall have the authority to determine the necessity of any repair, maintenance or replacement of any unit or any

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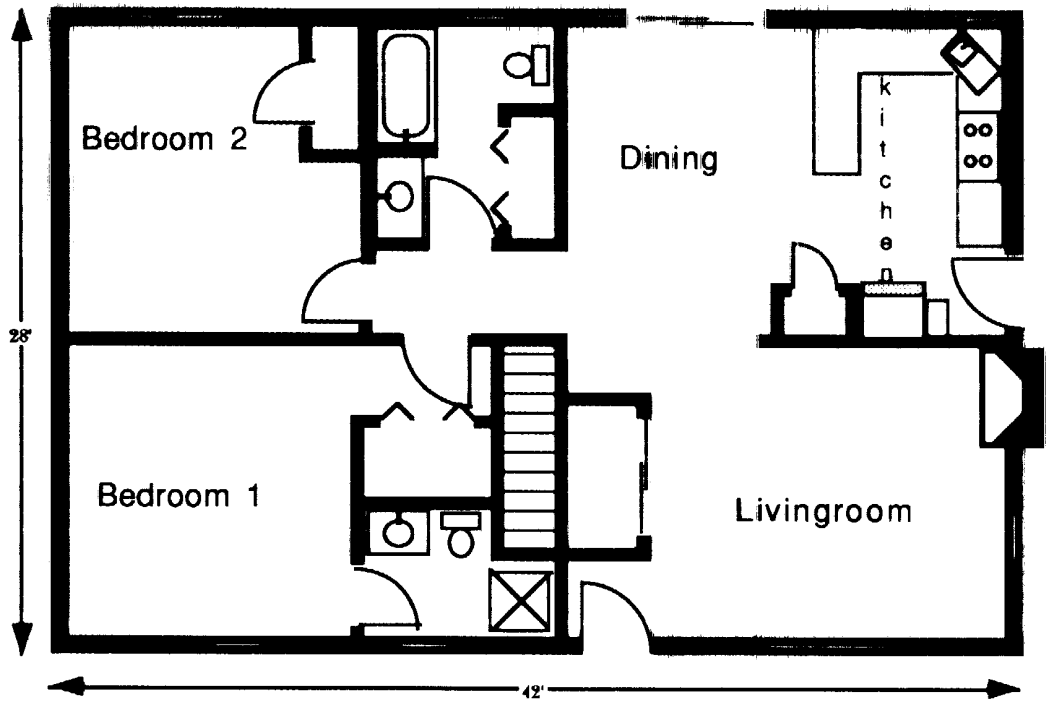
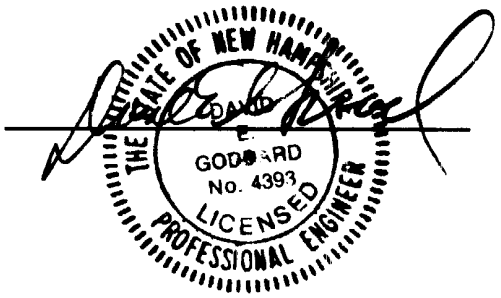


AVERAGE CEILING HEIGHT 7"-6"
TOTAL SQUARE FEET OF LIVING SPACE 1232

The undersigned, being a registered Engineer, hereby certifies that the dwelling Unit 30 as shown on the Floor Plan has been substantially completed and that the Plan accurately depicts the size and dimensions of the said home unit and the interior Floor Plan layout.

The undersigned further certifies that the Floor Plan complies with RSA Chapter 356: B-20-(11).



FLOOR PLAN OF UNIT NUMBER 30
TAYLOR RIVER ESTATES CONDOMINIUM
HAMPTON, NEW HAMPSHIRE

A BK 3314 PG 2170

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TAYLOR RIVER ESTATES
CONDOMINIUM UNIT DEED

UNIT #30
Towle Farm Road
Hampton, NH 03842

Address: Taylor River Estates

TAYLOR RIVER ESTATES, INC., a New Hampshire Corporation with a place of business at Towle Farm Road, Hampton, County of Rockingham and State of New Hampshire, for consideration paid, grants to DONNA M. DEMARCO, of 65 Osprey Drive, Portsmouth, NH, Hampton, County of Rockingham and State of New Hampshire, *with WARRANTY CONVENANTS,* the following described premises:

Unit #30 of the Taylor River Estates Condominium, a parcel of land, located at Towle Farm Road, Hampton, New Hampshire, as established by the grantor pursuant to New Hampshire R.S.A. 356-B, by Declaration dated October 3, 1985, and recorded at the Rockingham County Registry of Deeds at Book 2566, Page 1207, and subsequent Amendments of Record.

The said unit consists of a parcel of land which is shown as R.C.L. #30 on Plan D21018 as recorded at Rockingham County Registry of Deeds, together with a one thirty-ninth (1/39th) undivided interest in the common area and facilities as described in the Declaration.

The conveyance made herein is subject to the provisions of the Declaration and the By Laws, the rules and regulations adopted thereunder, and the said units and the undivided interest in the common areas as acquired with the benefit of and subject to the provisions of New Hampshire R.S.A. Chapter 356-B as it may be amended.

Meaning and intending to convey a portion of the premises conveyed to Taylor River Estates dated August 10, 1983 and located at Book 2455, Page 1593 at the Rockingham Registry of Deeds.

WITNESS its hand and corprate seal this 30th day of July.

TAYLOR RIVER ESTATES, INC.

Witness

By:
Paul Sicard. Treasurer

The foregoing instrument was acknowledged before me this July 30, 1998
STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

Notary Public

GAIL AVERY
Notary Public
My Commission Expires: April 29, 2003

ROCKINGHAM COUNTY
REGISTRY OF DEEDS
AUG 3 1 01 PM '98
0051647

NH Transfer Tax Paid
STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
1 THOUSAND 3 HUNDRED AND 50 DOLLARS
MO. DAY YR. AMOUNT
080398 303197 $1350.00
VOID IF ALTERED

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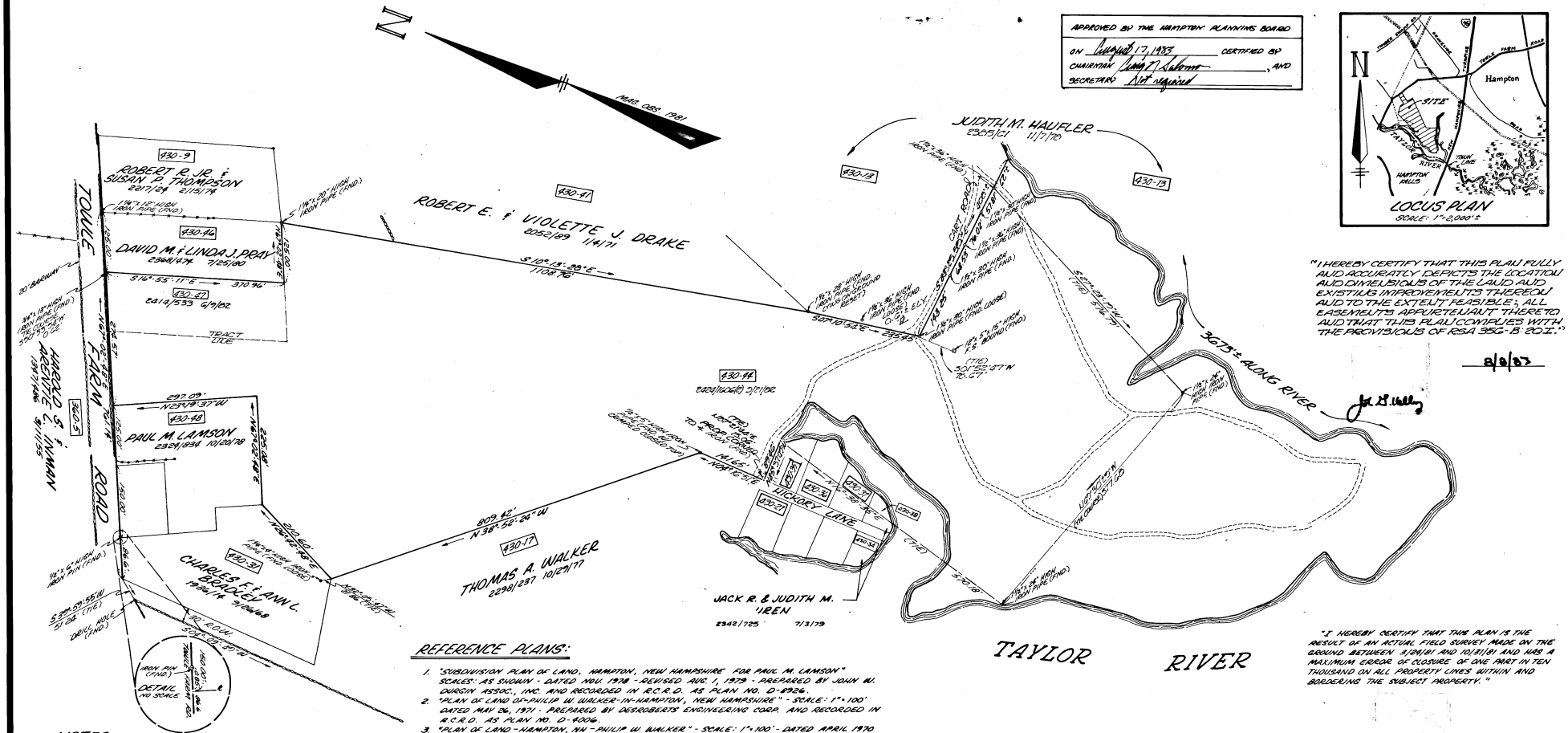
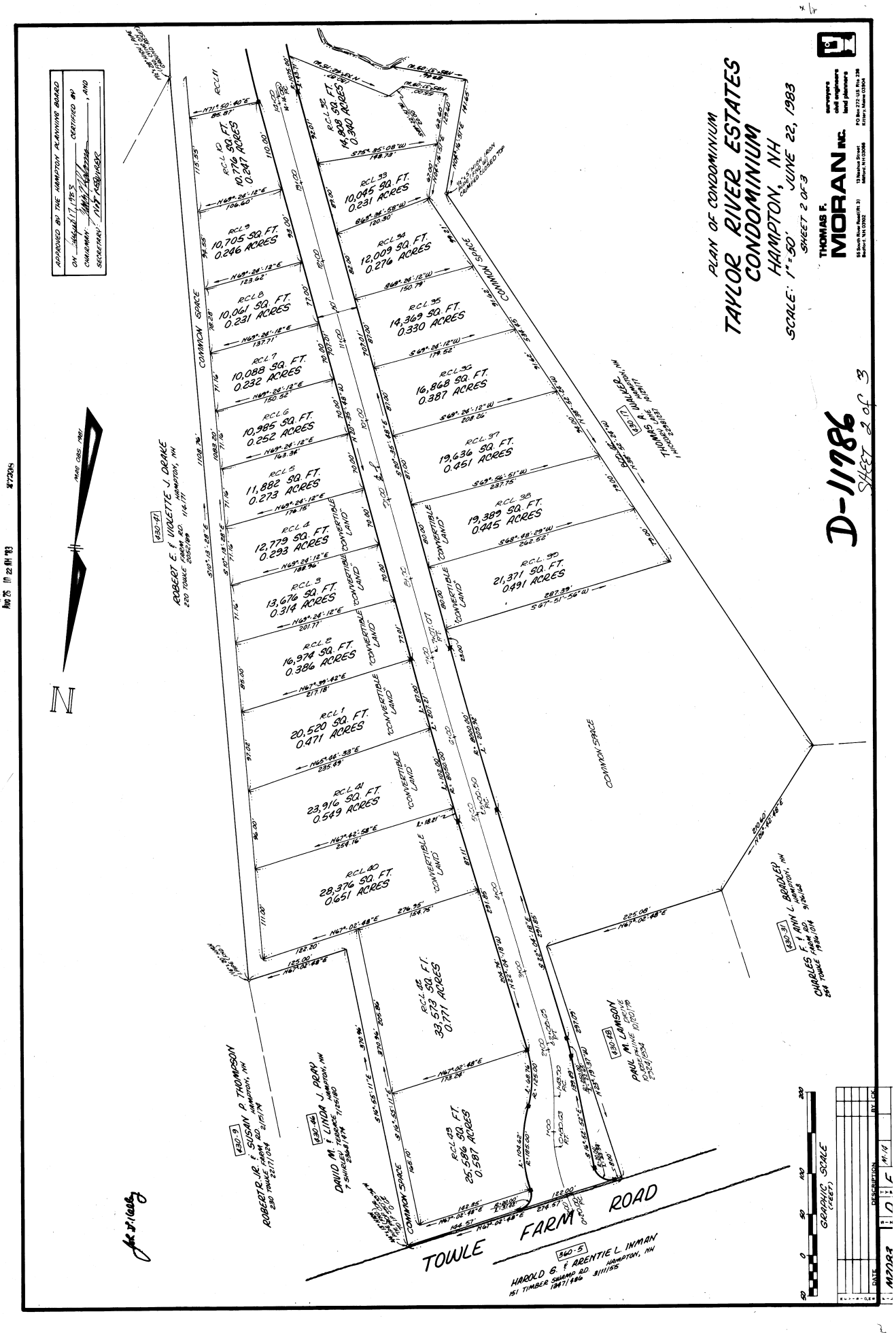
Nov 26 10 22 AM '83 27337


N
MAG. OBS. 1981
APPROVED BY THE HAMPTON PLANNING BOARD
ON August 17, 1983 CERTIFIED BY
CHAIRMAN Craig T. Osborne, AND
SECRETARY Not required
LOCUS PLAN
SCALE: 1"=2,000'±
Hampton
SITE
TAYLOR RIVER
HAMPTON FALLS
TOWN LINE
ROBERT R. JR. & SUSAN P. THOMPSON
2271/124 2/15/79
430-9
TOWLE FARM ROAD
DAVID M. & LINDA J. DRAY
2368/874 7/25/80
430-9A
430-27
2414/533 6/9/82
TRACT LINE
HAROLD S. & C. INMAN
2011/146 8/11/75
430-5
PAUL M. LAMSON
2324/1834 10/20/78
430-9B
CHARLES F. & ANN L. BEAUCHESNE
1934/14 9/20/76
430-31
ROBERT E. & VIOLETTE J. DRAKE
2058/189 1/4/71
430-9A
S 10° 13' 30" E 1108.76
JUDITH M. HAUFLER
2305/61 11/7/80
430-13
CART ROAD
S 50° 10' 32" E 239.43
S 50° 55' 17" W 370.96
S 16° 55' 11" E 370.96
N 29° 19' 37" W 297.09
N 23° 49' 22" E 210.47
N 16° 57' 52" E 225.68
N 73° 57' 52" E 150.00
N 16° 57' 52" E 150.00
N 73° 57' 52" E 210.47
S 73° 57' 52" W 210.47
S 16° 57' 52" W 150.00
S 73° 57' 52" W 150.00
S 16° 57' 52" W 225.68
N 29° 19' 37" W 297.09
S 73° 57' 52" W 210.47
S 16° 57' 52" W 225.68
N 73° 57' 52" E 210.47
N 16° 57' 52" E 225.68
S 73° 57' 52" W 150.00
S 16° 57' 52" W 225.68
N 73° 57' 52" E 150.00
N 16° 57' 52" E 225.68

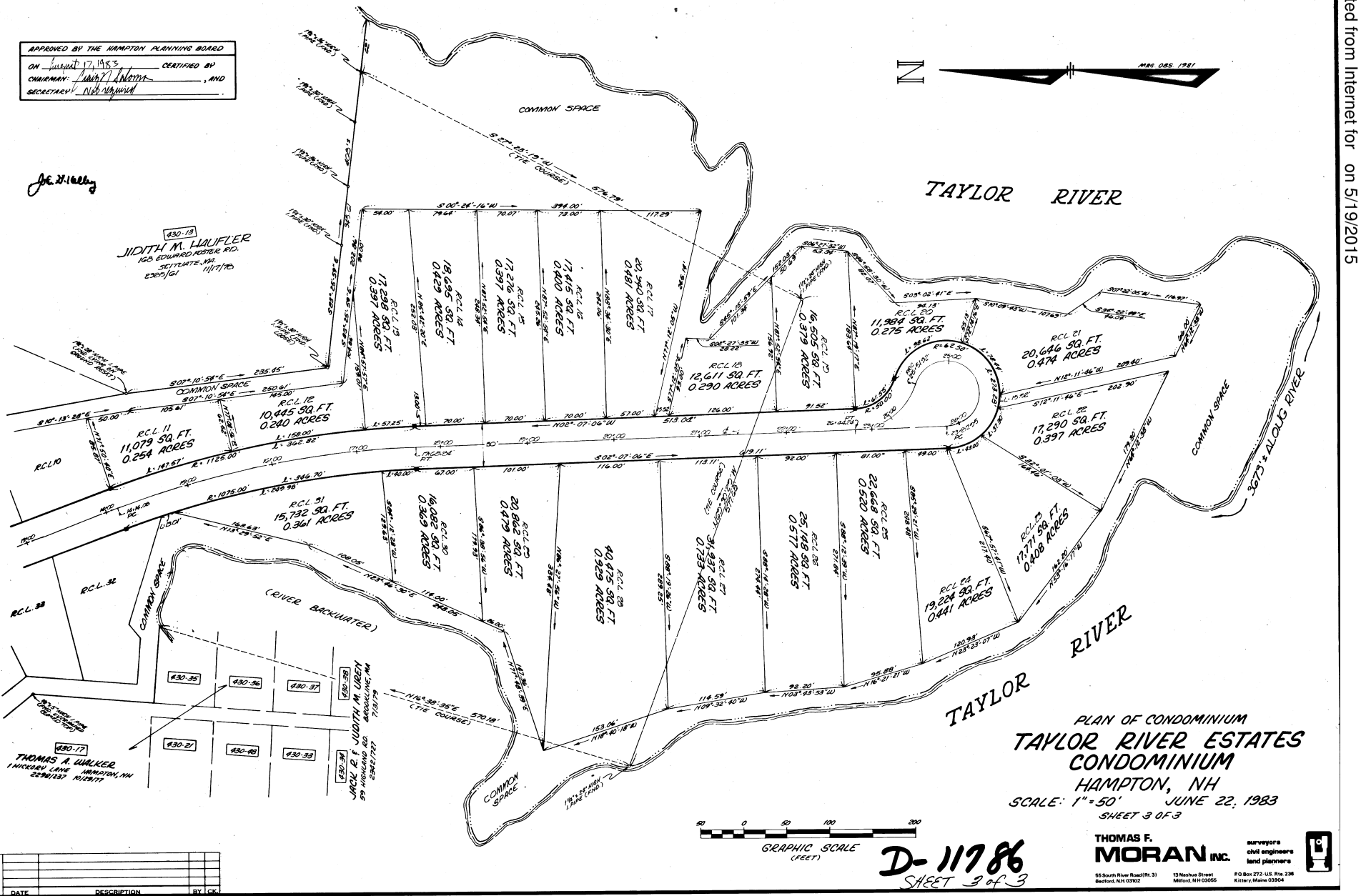
Printed from Internet for on 5/19/2015


PLAN OF CONDOMINIUM
TAYLOR RIVER ESTATES
CONDOMINIUM
HAMPTON, NH
SCALE: 1"=50' JUNE 22, 1983
SHEET 2 OF 3
D-11786
SHEET 2 of 3
THOMAS F. MORAN INC.
surveyors civil engineers land planners
55 South Rive Road (Rt. 3) Bedford, NH 03102
13 Hanover Street Milford, NH 03055
PO Box 272 US Rte 236 Kittery, Maine 03904
APPROVED BY THE HAMPTON PLANNING BOARD
ON _____ CERTIFIED BY
CHAIRMAN _____, AND
SECRETARY _____
RCL 1 20,520 SQ. FT. 0.471 ACRES
RCL 2 23,916 SQ. FT. 0.549 ACRES
RCL 3 13,676 SQ. FT. 0.314 ACRES
RCL 4 12,779 SQ. FT. 0.293 ACRES
RCL 5 11,882 SQ. FT. 0.273 ACRES
RCL 6 10,985 SQ. FT. 0.252 ACRES
RCL 7 10,088 SQ. FT. 0.232 ACRES
RCL 8 10,061 SQ. FT. 0.231 ACRES
RCL 9 10,705 SQ. FT. 0.246 ACRES
RCL 10 10,776 SQ. FT. 0.247 ACRES
RCL 11
RCL 12 14,908 SQ. FT. 0.340 ACRES
RCL 33 10,045 SQ. FT. 0.231 ACRES
RCL 34 12,009 SQ. FT. 0.276 ACRES
RCL 35 14,369 SQ. FT. 0.330 ACRES
RCL 36 16,868 SQ. FT. 0.387 ACRES
RCL 37 19,636 SQ. FT. 0.451 ACRES
RCL 38 19,389 SQ. FT. 0.445 ACRES
RCL 39 21,371 SQ. FT. 0.491 ACRES
RCL 40 28,376 SQ. FT. 0.651 ACRES
RCL 41 23,916 SQ. FT. 0.549 ACRES
RCL 42 33,573 SQ. FT. 0.771 ACRES
RCL 43 25,586 SQ. FT. 0.587 ACRES
COMMON SPACE
CONVERTIBLE LAND
TOWLE FARM ROAD
230-41 ROBERT E. & VIOLETTE J. DRAKE 220 TOWLE FARM RD. HAMPTON, NH 114/171
230-31 CHARLES F. & ANN L. BRADLEY 264 TOWLE FARM RD. HAMPTON, NH 1958/1014
230-9 ROBERT JR. & SUSAN P. THOMSON 230 TOWLE FARM RD. HAMPTON, NH 2711/324
230-46 DAVID M. & LINDA J. PRAY 7 SHIELDS FARM RD. TEWKSBURY 1125/180
230-68 PAUL M. LAMSON 10 PRESCOTT DRIVE 2324/1034
560-5 HAROLD S. & ARENTIE L. INMAN 151 TIMBER SWAMP RD. HAMPTON, NH 1247/486 3/11/55
THOMAS A. & JANET L. HILLIARD 1 HICKORY DRIVE HAMPTON, NH 2235/1621
GRAPHIC SCALE (FEET)
DATE DESCRIPTION BY CK
M1/4

Printed from Internet for on 5/19/2015

Aug 25 11 22 AM '83

APPROVED BY THE HAMPTON PLANNING BOARD
ON August 17, 1983 CERTIFIED BY
CHAIRMAN: [signature], AND
SECRETARY: [signature]



PLAN OF CONDOMINIUM
TAYLOR RIVER ESTATES CONDOMINIUM
HAMPTON, NH
SCALE: 1" = 50' JUNE 22, 1983
SHEET 3 OF 3

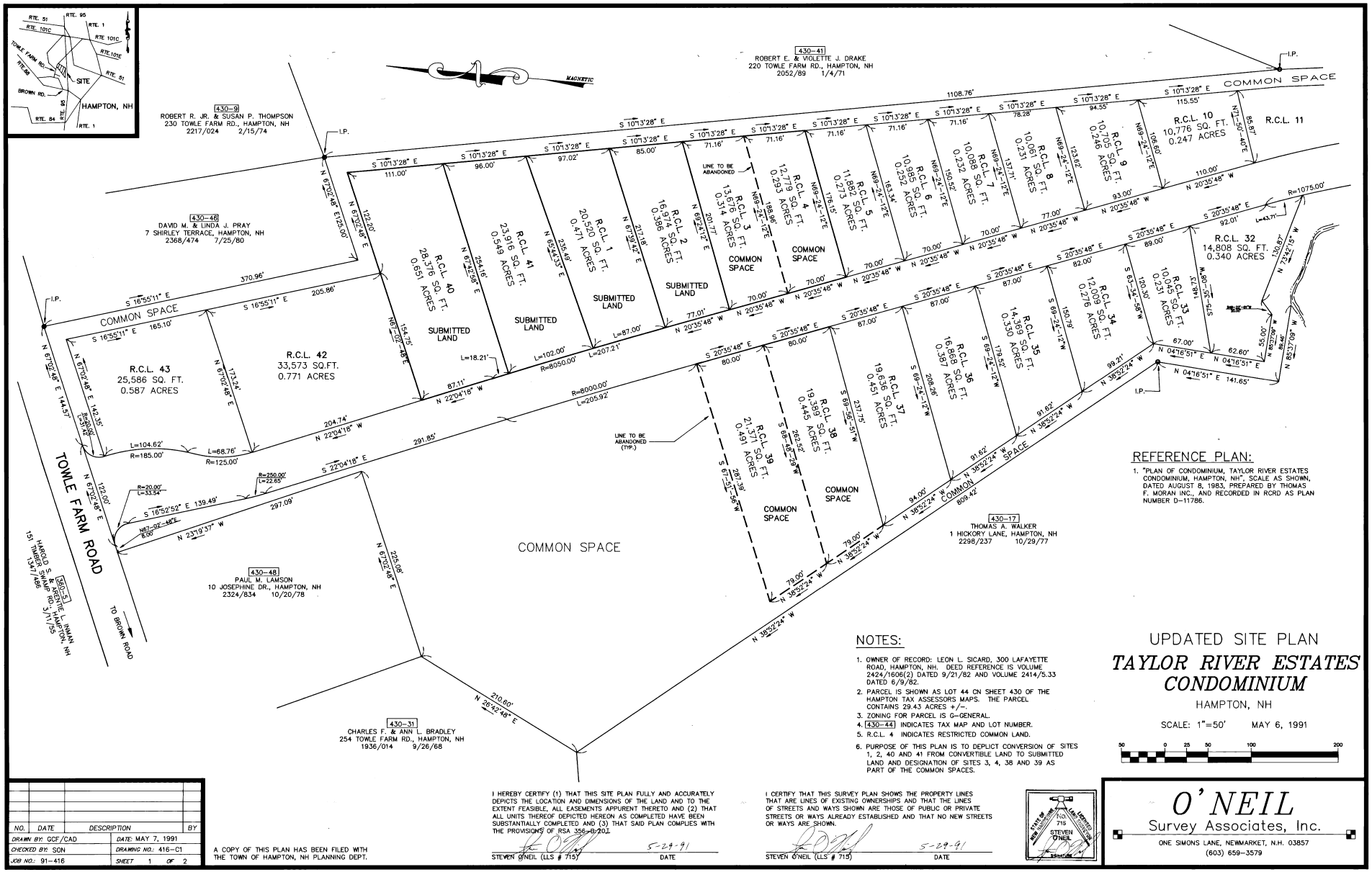
D-11786
SHEET 3 of 3

DATE	DESCRIPTION	BY	CK
M2283	D F M-14		

THOMAS F. MORAN INC.
surveyors civil engineers land planners
55 South River Road (Rt. 3) Bedford, NH 03102
13 Nashua Street Milford, NH 03055
P.O. Box 272-U.S. Rte. 236 Kittery, Maine 03904

Printed from Internet for on 5/19/2015

Jun 3 10 35 AM '91 13111



REFERENCE PLAN:

1. "PLAN OF CONDOMINIUM, TAYLOR RIVER ESTATES CONDOMINIUM, HAMPTON, NH", SCALE AS SHOWN, DATED AUGUST 8, 1983, PREPARED BY THOMAS F. MORAN INC., AND RECORDED IN RCRD AS PLAN NUMBER D-11786.

NOTES:

1. OWNER OF RECORD: LEON L. SICARD, 300 LAFAYETTE ROAD, HAMPTON, NH. DEED REFERENCE IS VOLUME 2424/1606(2) DATED 9/21/82 AND VOLUME 2414/5.33 DATED 6/9/82.
2. PARCEL IS SHOWN AS LOT 44 ON SHEET 430 OF THE HAMPTON TAX ASSESSORS MAPS. THE PARCEL CONTAINS 29.43 ACRES +/-.
3. ZONING FOR PARCEL IS G-GENERAL.
4. 430-44 INDICATES TAX MAP AND LOT NUMBER.
5. R.C.L. 4 INDICATES RESTRICTED COMMON LAND.
6. PURPOSE OF THIS PLAN IS TO DEPICT CONVERSION OF SITES 1, 2, 40 AND 41 FROM CONVERTIBLE LAND TO SUBMITTED LAND AND DESIGNATION OF SITES 3, 4, 38 AND 39 AS PART OF THE COMMON SPACES.

UPDATED SITE PLAN
TAYLOR RIVER ESTATES CONDOMINIUM

HAMPTON, NH

SCALE: 1"=50' MAY 6, 1991

50 0 25 50 100 200

NO.	DATE	DESCRIPTION	BY

DRAWN BY: GCF/CAD — DATE: MAY 7, 1991
CHECKED BY: SON — DRAWING NO: 416-C1
JOB NO.: 91-416 — SHEET 1 OF 2

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF HAMPTON, NH PLANNING DEPT.

I HEREBY CERTIFY (1) THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURENT THERETO AND (2) THAT ALL UNITS THEREOF DEPICTED HEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND (3) THAT SAID PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20.I

STEVEN O'NEIL (LLS # 715) 5-29-91 DATE

I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW STREETS OR WAYS ARE SHOWN.

STEVEN O'NEIL (LLS # 715) 5-29-91 DATE

STATE OF NEW HAMPSHIRE — No. 715 — STEVEN O'NEIL — LAND SURVEYOR

O'NEIL
Survey Associates, Inc.
ONE SIMONS LANE, NEWMARKET, N.H. 03857
(603) 659-3579

D-21018 sheet 1 of 2

Printed from Internet for on 5/19/2015

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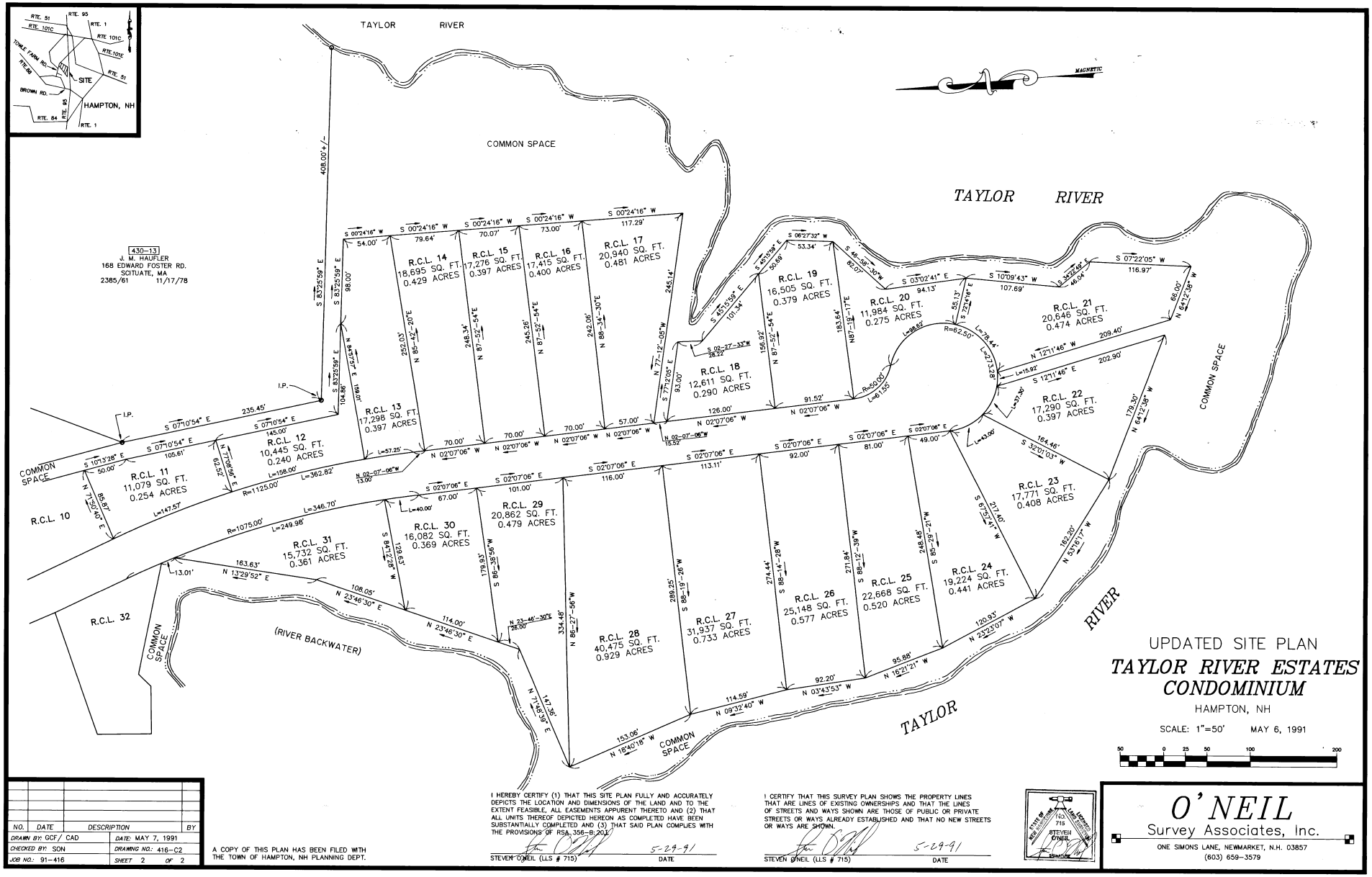


UPDATED SITE PLAN

TAYLOR RIVER ESTATES CONDOMINIUM

HAMPTON, NH

SCALE: 1"=50' MAY 6, 1991

50 0 25 50 100 200

NO.	DATE	DESCRIPTION	BY

DRAWN BY: GCF/ CAD | DATE: MAY 7, 1991
CHECKED BY: SON | DRAWING NO.: 416-C2
JOB NO.: 91-416 | SHEET 2 OF 2

A COPY OF THIS PLAN HAS BEEN FILED WITH THE TOWN OF HAMPTON, NH PLANNING DEPT.

I HEREBY CERTIFY (1) THAT THIS SITE PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE LAND AND TO THE EXTENT FEASIBLE, ALL EASEMENTS APPURENT THERETO AND (2) THAT ALL UNITS THEREOF DEPICTED HEREON AS COMPLETED HAVE BEEN SUBSTANTIALLY COMPLETED AND (3) THAT SAID PLAN COMPLIES WITH THE PROVISIONS OF RSA 356-B:20-I

STEVEN O'NEIL (LLS # 715) 5-29-91 DATE

I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW STREETS OR WAYS ARE SHOWN.

STEVEN O'NEIL (LLS # 715) 5-29-91 DATE

STATE OF NEW HAMPSHIRE — 715 — STEVEN O'NEIL — LAND SURVEYOR

O'NEIL
Survey Associates, Inc.
ONE SIMONS LANE, NEWMARKET, N.H. 03857
(603) 659-3579

D-21018 Sheet 2 of 2

SHORELAND PERMIT BY NOTIFICATION (PBN)

Water Division/ Shoreland Program
Land Resources Management
Check the Status of your Notification: www.des.nh.gov/onestop

RSA/Rule: RSA 483-B / Env-Wq 1400

This box is for office use only:
PBN Accepted ☐ **SHORELAND FILE NUMBER: 2016 -** _____ **expires:** ___/___/___

PBN Rejected ☐ **If the notification is rejected, the fee is forfeited**

A. PROJECT LOCATION AND OWNER INFORMATION

Project Location Address		**Town/City**		**State**	**Zip code**
30 Taylor River Estates		Hampton		NH	03842
Waterbody Name		**Tax Map**	**Lot #**	**Block**	**Unit**
Taylor River Pond		184		RCL	30
Property Owner Name	**Phone No.**	**Email address** -authorizes electronic communication of PBN status			
Donna DeMarco	603 498-4573	ddemarco20@comcast.net			
Mailing address		**Town/City**		**State**	**Zip code**
30 Taylor River Estates		Hampton		NH	03842

B. PROJECT DETAILS: ***PLEASE NOTE:*** This form **cannot** be used for the following project types: Impacts to areas under the jurisdiction of RSA 482-A, the New Hampshire wetlands statute, including surface waters and their banks, docks, wetlands, tidal areas, including the 100 foot tidal buffer zone, sand dunes and beaches **AND** expanding the footprints of nonconforming primary structures within 50 feet of the reference line.

DESCRIPTION: A complete description of the proposed project must be stated here. It must list all proposed temporary and permanent impact areas. (See **Section C** for definition of temporary and permanent impacts). *Permanent Impact: Addition of a 27' x 24' standard residential garage attched to side of the existing residence. Rear of garage and existing residence face a small cove in the Taylor River Pond with approximately 68' to high water. Temporary Impact: Footing excavation and excavated soil laydown within 6' of the proposed garage as shown on attached plan.*

C. DETERMINING THE TOTAL IMPACT AREA

Total impact area is calculated by determining the sum all temporary and permanent impact areas. Temporary and permanent impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing a new septic system or foundation and all excavation with mechanized equipment, adding fill, and regrading associated with landscaping activities.

Total Impact Area within 250 Of the Reference Line. = 1188 **(A) Square Feet**

D. PERMIT CONDITIONS: Owner must acknowledge each permit condition by initialing within each box provided below: DO NOT LEAVE BLANK

dmd	Erosion and siltation control measures shall (1) Be installed prior to the start of work; (2) Be maintained throughout the project; and (3) Remain in place until all disturbed surfaces are stabilized.
dmd	Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
dmd	No person undertaking any activity in the protected Shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards.
dmd	Any fill used shall be clean sand, gravel, rock, or other suitable material.
dmd	Upon receiving acceptance of this Permit by Notification **via email**, a copy of this page (page 1) of this form **shall be posted on site prior to the start of work.**

For office use only
Check Amount $_____ **Check No.** _____ **Initials:** _____ **Date:** ___/___/___

E. PBN CRITERIA: In order to qualify to use this form you must meet one of the following project types. Please check the appropriate box below:

☒	1. This project will result in less than 1,500 square feet of total impact area, of which, no more than 900 square feet will be newly added impervious area. Total **new** impervious area = **374** Square Feet
☐	2. This project is an activity that qualifies for a permit by notification under Shoreland Administrative Rule Env-Wq 1406.05. ☐ Drilling geotechnical borings ☐ Drilling test wells or installing monitoring wells
☐	3. This project is directly related to stormwater management improvements, erosion control projects, environmental restoration, environmental enhancement and waste remediation activities
☐	4. This is a public infrastructure maintenance or repair project (public utilities, public roadways and public access facility).

F. PERMIT APPLICATION FEE: Indicate the project type and fee by checking the appropriate box below:

☒	1. This project will result in less than 1,500 square feet of total impact area, of which, no more than 900 square feet will be newly added impervious area. Impact area is determined by adding the sum of all temporary and permanent impacts. **TOTAL IMPACT AREA FROM Page 1, Section C = 1188 Square Feet** Multiply the Total Impact Area By 10¢ **and** add $100.00. **[Total Impact Area X .10 + $100.00] = $ Permit Fee**	**Permit Fee** $ 218.80
☐	2. This project meets the criteria of **Section E3** above.	**$100.00**
☐	3. This project is a public infrastructure maintenance or repair project (**Section E4** above).	**Fee Exempt**

G. REQUIRED CERTIFICATIONS and SIGNATURE: Carefully read each of the statements below. By signing below, you are *certifying* that you understand and agree to comply with each of the following statements:

1. I understand that any impacts completed under a Permit by Notification filed and accepted based on false, incomplete, or misleading information provided within the application, plans or attachments shall be subject to enforcement action.
2. I am aware that an accepted Shoreland Permit by Notification will not exempt the work I am proposing from other state, local or federal approvals.
3. I understand that project proposals that do not meet the minimum standards of RSA 483-B and Administrative Rules Chapter Env-Wq 1400 as explained within the Summary of the Minimum Standards Fact Sheet, including the minimum standard relative to impervious surfaces, as explained on **page 4,** shall be rejected.
4. I understand that failure to conduct the work in accordance with the plans submitted with this Notification shall be considered work without a permit and subject to enforcement action. I agree to conduct all work under this Permit by Notification in accordance with the conditions specified on **page 1, Section D.**
5. I understand that incomplete notifications will be rejected and the notification fee will be forfeited.

Signature of Owner:	**Date:**
Donna DeMarco *(agent may not sign on owner's behalf)*	5/30/16

H. AGENT INFORMATION: If this form has been completed by an agent or any person acting on behalf of the property owner, said person shall provide the following information.			
Agent Name	**Phone No.**	**email address-** authorizes electronic communication of PBN status	
Allen Legendre	603 957-2091	allegendre55@gmail.com	
Mailing address	**Town/City**	**State**	**Zip code**
28 Sweetbriar Lane	Hampton	NH	03842

I. INFORMATION REQUIRED FOR PERMIT BY NOTIFICATION ACCEPTANCE:

1. DATED photographs, clearly showing the **all** area(s) to be impacted.

2. Permit by Notification Fee - Check or Money Order made out to **"Treasurer State of NH"**
Check **N/A** if this is a public infrastructure maintenance or repair project (**Section F3**). ☐ **N/A** Fee Exempt

J. INFORMATION REQUIRED TO BE SHOWN ON ALL PLANS FOR PERMIT BY NOTIFICATION ACCEPTANCE:
Either the dimensions of the required items **or** the scale must be shown on all plans.

1. Plans clearly indicating the locations of the subject property lines and that accurately depict the location(s) of the proposed impacts (as described within **Section B** of this form) relative to the reference line of the waterbody;
2. The locations, and descriptions of all proposed **impervious areas,** including garages, sheds, home expansions, decks, patios, walkways and driveways **and** indicate the scale used on the plan;
3. The locations and descriptions of all proposed **temporary impacts; (**refer to **Section C** for temporary impact definition).
4. A legend that clearly indicates all symbols, line types and shadings used on the plans;
5. The 50 foot primary structure setback line, the natural woodland buffer and the limits of the protected shoreland.

K. ADDITIONAL INFORMATION TO BE SHOWN ON ALL PLANS
Refer to the Supplemental Instructions on Page 4 When Completing this Section

1. INCREASES IN IMPERVIOUS AREA
A. ☐ This project proposes **no** increase in impervious area. **[proceed to section K4]**
B. ☒ This project proposes an increase in impervious area.

2. NEW IMPERVIOUS AREAS SHOWN ON PLANS
☒ My plans include the dimensions, locations, and areas of all **new** impervious areas.

3. STORMWATER MANAGEMENT SHOWN ON PLANS
When proposing an increase in impervious area, you must determine the percentage of **post-construction impervious area** of the lot within the protected shoreland. To calculate the percentage of post-construction impervious area, please refer to the supplemental instructions provided on **page 4**.

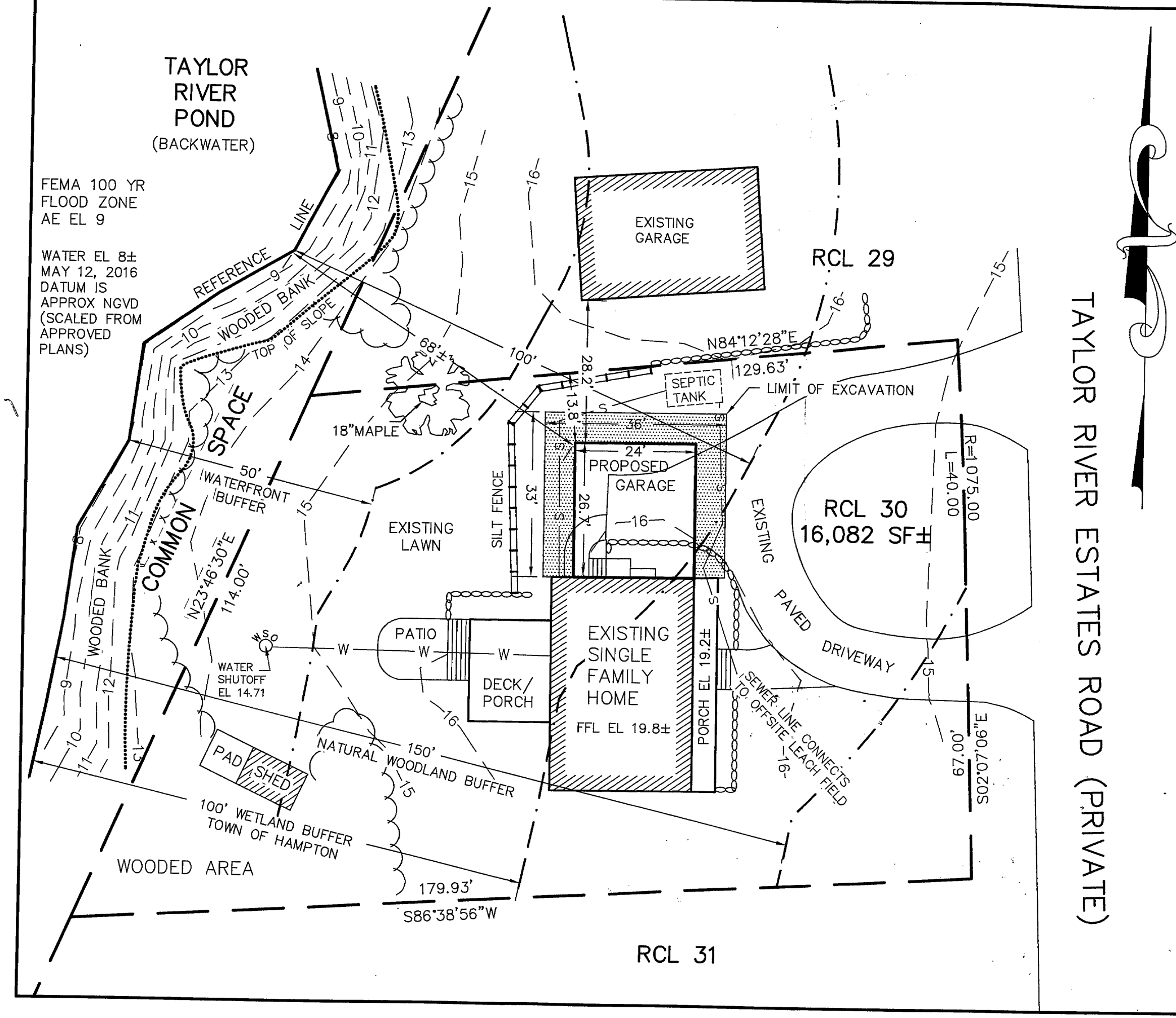
Indicate the project threshold category by checking the appropriate box below:

A. ☐ The percentage of post-construction impervious area within the protected shoreland will not be greater than 20%.
B. ☒ The percentage of post-construction impervious area within the protected shoreland is greater than 20% but, less than 30%, and therefore, my plans include the details of how a stormwater management system will be implemented.
C. ☐ The percentage of post-construction impervious area within the protected shoreland is greater than 30%, and therefore, I have included stormwater management plans designed by a certified professional engineer **and**;
my plans indicate that each 50 by 50 foot grid segment within the waterfront buffer at least meets the minimum required tree and sapling point score.

4. IMPACTING THE WATERFRONT BUFFER
A. ☒ No impacts are proposed within 50 feet of the reference line.
B. ☐ Impacts are proposed within 50 feet of the reference line but, no trees or saplings will be removed.
C. ☐ Impacts are proposed within 50 feet of the reference line and trees and or saplings will be removed but, upon completion of the project, each impacted waterfront buffer grid segment will at least meet the minimum required tree and sapling point score.

5. PERVIOUS SURFACES
A. ☒ No pervious surface technologies are associated with this project.

B. ☐ Pervious surfaces will be installed and plans are included detailing their installation and maintenance.



OWNER OF RECORD:

DONNA M. DEMARCO
30 TAYLOR RIVER ESTATES
HAMPTON, NH 03842
DEED REF: RCRD 3314–2173
TAX MAP 184 RCL 30
ZONING CLASS: G (GENERAL)
RESTRICTED COMMON AREA: 16082 SF±
REFERENCE RCRD PLANS D17786, D21018
CONDOMINIUM DECLARATION RCRD 2566–1207

NOTES:

NOTE 1. SUBJECT PROPERTY (RCL 30) LIES ENTIRELY WITHIN THE 250' PROTECTED SHORELAND BUFFER. RCL 30 AREA DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

NOTE 2. SITE GRADING TO REMAIN THE SAME. DISTURBED AREAS TO BE LOAMED, SEEDED, AND STABILIZED PRIOR TO REMOVAL OF SILT FENCE.

NOTE 3. APPLICATION IS FOR CONSTRUCTION OF OF 24' X 26'8" GARAGE, SLAB ELEV 16.5±
TEMPORARY IMPACT = 1188 SF (LIMIT OF EXCAVATION). EQUIPMENT CAN WORK FROM EXISTING PAVED DRIVEWAY
PERMANENT IMPACT = 700 SF±
640 SF GARAGE + 60 SF± ADDED PAVEMENT AT GARAGE ENTRY

NOTE 4. TOTAL EXISTING IMPERVIOUS SURFACE: 4180 SF±/16082 (RCL AREA) = 26%
POST–CONSTRUCTION IMPERVIOUS SURFACE: 4554 SF±/16082(RCL AREA)= 28%

NOTE 5. IMPERVIOUS SURFACE WITHIN TOWN OF HAMPTON 100' WETLAND BUFFER:
EXISTING=1649 SF±, PROPOSED=1809 SF±
EQUIPMENT ACCESS AND STORAGE AREAS ARE OUTSIDE OF BUFFER.

PLAN OF PROPOSED GARAGE 30 TAYLOR RIVER ESTATES HAMPTON, NH

SCALE: 1"=20' MAY 19, 2016
STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH
603 929–7404

20 0 10 20 40
1 INCH = 20 FEET

5/20/L Cut-sheet-2-9

Approx area to be
Proposed garage. See attached plan

HOME

FEMA's National Flood Hazard Layer (Official)

Details | Basemap | Share | Print | I

Town	River / Stream Name	Where River/ Stream becomes jurisdictional under the SWQPA	Lake / Pond Name	a.k.a.	Size in Acres	Surface Elevation
Hampstead			**Angle Pond**		150	220
			Island Pond		497.9	203.3
			Wash Pond	Sunset Lake	151	228
Hampton	**Hampton River**	Juncture of Taylor River	**Meadow Pond**	Great Pond	47.5	4
	Taylor River	Juncture of Ash Brook	**Taylor River Pond**		>10	15
			Taylor River Pond (Dam)		45	15
Hampton Falls	**Hampton River**	Juncture of Taylor River	**Big Dodge Pond**	Whittier Pond	12.4	18
	Taylor River	Juncture of Ash Brook in Hampton	**Taylor River Pond**	Coffins Mill	>10	
			Taylor River Pond (Dam)		45	15
Hancock	**Contoocook River - Designated Segment**	Mainstem - From the outlet of Poole Pond in Rindge to the confluence with the Merrimack River at the Boscawen/Concord municipal boundary. North Branch - From the outlet of Rye Pond in Stoddard to the confluence of the Contoocook River in Hillsborough.	**Halfmoon Pond**		64.9	945
	Contoocook River	Outflow of Poole Pond in Rindge	**Hunts Pond**		46	1295
			Juggernaut Pond		23.5	1165
			Moose Brook		80	1030
			Norway Pond		49.5	825
			Nubanusit Lake		715	376
			Powder Mill Pond		435	675
Hanover	**Connecticut River - *Designated Segment***	From the outlet of Fourth Connecticut Lake to the New Hampshire/Massachusetts state line.	**Goose Pond**		554	831.3
	Connecticut River	Juncture of Scott Brook in Pittsburg	**Hanover Reservoir**		33	
	Goose Pond Brook	Juncture of Marshall and Pressey Brook	**Lower Reservoir**		33.8	699
	Mink Brook	Juncture of unnamed 3rd order stream	**Storrs Pond**		34	400
			Upper Reservoir		35.1	779

Map by NH GRANIT

Legend

- Parcels - polygons
- LiDAR Derived 2-foot contou
- Dam Inventory
- Flood Hazard - Lines
  - SFHA/Flood Zone Boundary
  - Limit Lines
  - Zone Break
- Flood Hazard - Areas
  - 1 pct. Annual Chance Flood Hazarc
  - Floodway
  - 0.2 pct. Annual Chance Flood Haza
  - Area of Undetermined Flood Hazar
  - Area Protected by Levee
- Geodetic Control Points

Map Scale

1: 426

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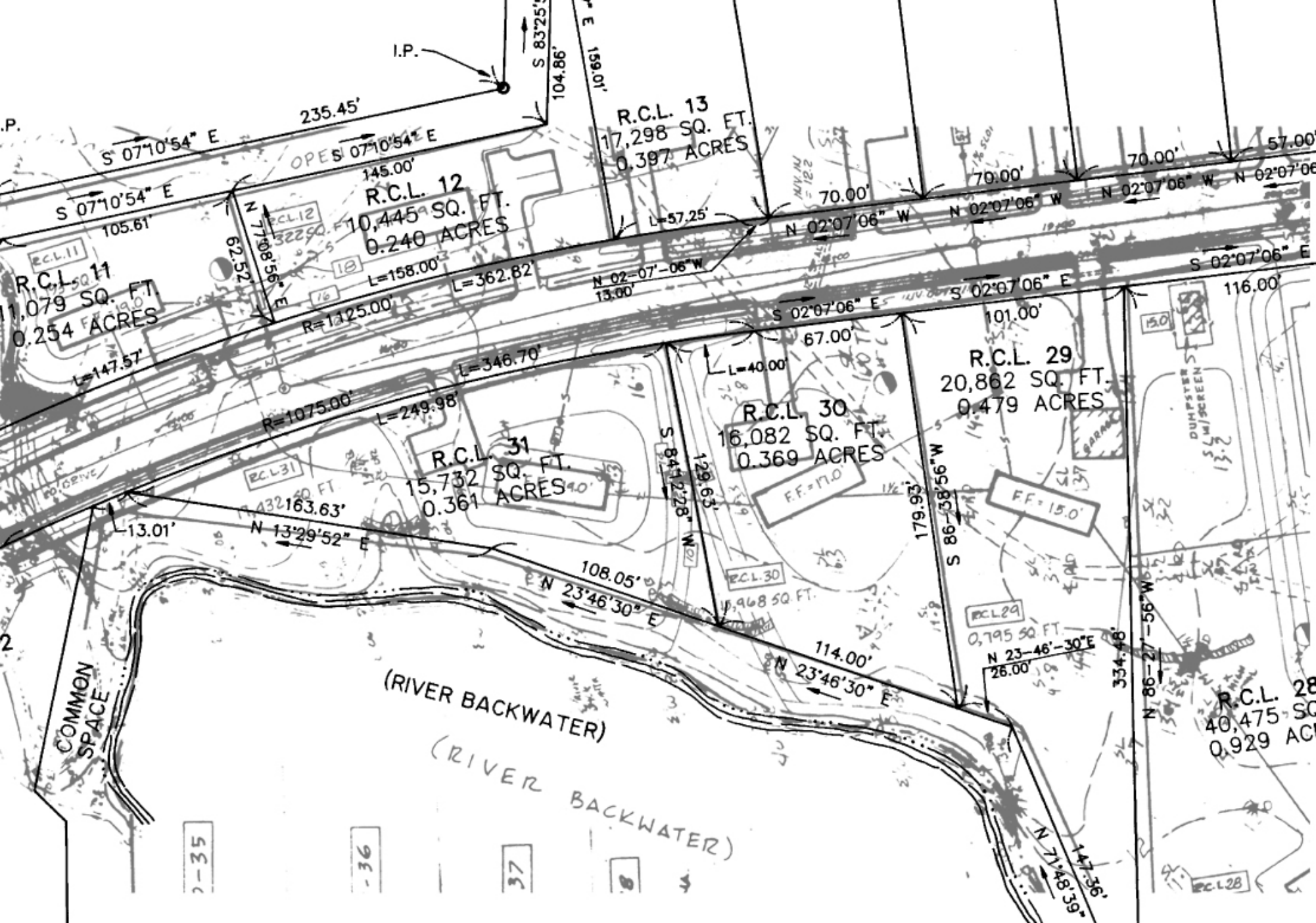
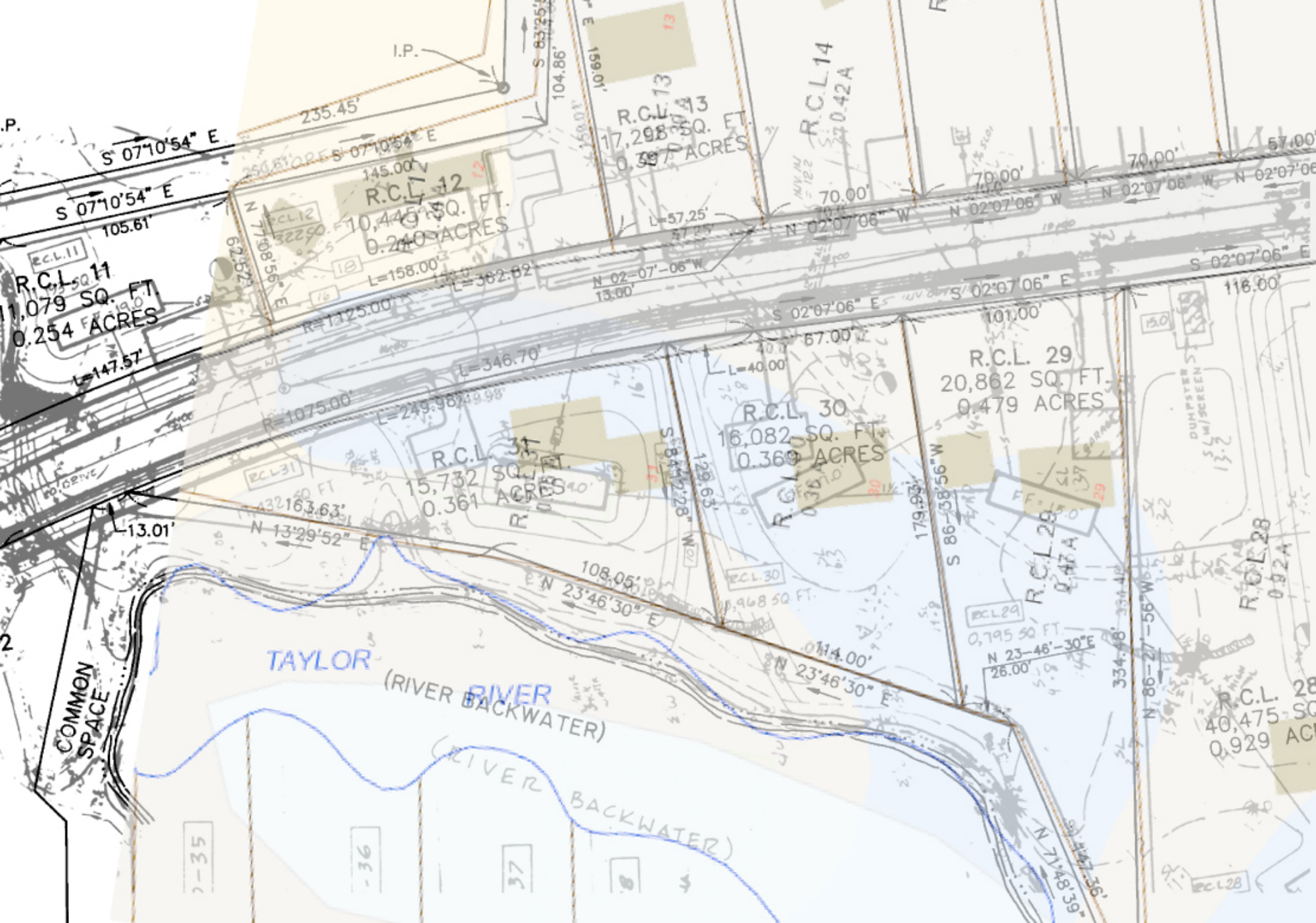
Map Generated: 5/16/2016

Notes


I.P.
235.45'
S 07°10'54" E
S 07°10'54" E
145.00'
S 07°10'54" E
105.61'
R.C.L. 12
10,445 SQ. FT.
0.240 ACRES
R.C.L. 13
17,298 SQ. FT.
0.397 ACRES
R.C.L. 11
11,079 SQ. FT.
0.254 ACRES
70.00'
70.00'
N 02°07'06" W
N 02°07'06" W
N 02°07'06" W
L=57.25'
L=158.00'
L=362.82'
R=1125.00'
N 02°07'06" W
13.00'
S 02°07'06" E
S 02°07'06" E
116.00'
101.00'
67.00'
L=40.00'
L=147.57'
L=346.70'
R=1075.00'
L=249.98'
R.C.L. 29
20,862 SQ. FT.
0.479 ACRES
R.C.L. 30
16,082 SQ. FT.
0.369 ACRES
R.C.L. 31
15,732 SQ. FT.
0.361 ACRES
F.F.=17.0
F.F.=15.0'
S 84°12'28" W
129.63'
179.93'
S 86°38'56" W
163.63'
L13.01'
N 13°29'52" E
108.05'
N 23°46'30" E
114.00'
N 23°46'30" E
N 23°46'30" E
26.00'
334.48'
N 86°27'56" W
(RIVER BACKWATER)
(RIVER BACKWATER)
COMMON SPACE
N 71°48'39"
147.36'
R.C.L. 28
40,475 SQ
0.929 AC
DUMPSTER S/L W/SCREEN
GARAGE
R.C.L. 31
R.C.L. 30
R.C.L. 29
R.C.L. 28
R.C.L. 11
R.C.L. 12
0,968 SQ FT
0,795 SQ FT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0.92A
R.C.L. 28
40,475 SQ
0.929 AC
163.63'
N 13°29'52" E
13.01'
108.05'
N 23°46'30" E
114.00'
S 84°42'28" W
129.63'
179.93'
S 86°38'56" W
334.48'
N 86°27'56" W
N 23°46'30" E
26.00'
N 71°48'39" E
TAYLOR
(RIVER BACKWATER)
RIVER
(RIVER BACKWATER)
COMMON SPACE
DUMPSTER SCREEN
FF=19.0
FF=18.0
R.C.L.31
R.C.L.30
R.C.L.29
R.C.L.28
0,968 SQ FT.
0,795 SQ FT.

AS-BUILT CERTIFICATION
30 TAYLOR RIVER ESTATES
HAMPTON, NH
SCALE:1"=20' SEPT 29, 2016

STOCKTON SERVICES
HAMPTON, NH

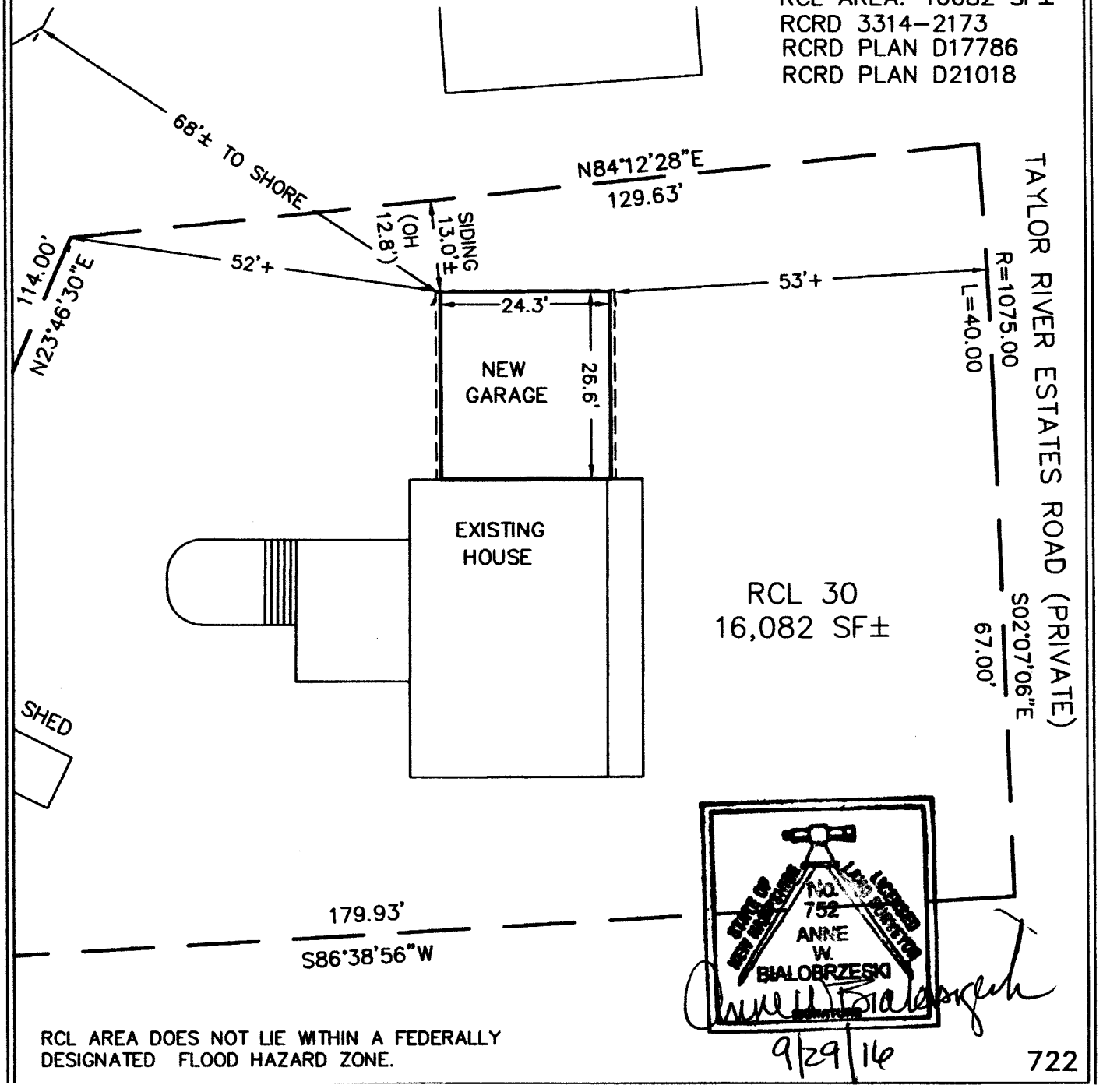
20 0 10 20 40

1 INCH = 20 FEET

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO NEW STRUCTURE SETBACKS. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.

OWNER OF RECORD:
DONNA M. DEMARCO
30 TAYLOR RIVER ESTATES
HAMPTON, NH 03842

TAX MAP 184 LOT30
ZONING CLASS: G
RCL AREA: 16082 SF±
RCRD 3314-2173
RCRD PLAN D17786
RCRD PLAN D21018



RCL AREA DOES NOT LIE WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.

9/29/16

722